

Residential Revalue

2010 Assessment Roll

**Maple Leaf/
Northgate
AREA 7**

**King County Department of Assessments
Seattle, Washington**

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Executive Summary Report

Appraisal Date 1/1/2010 - 2010 Assessment Roll

Area Name / Number: Maple Leaf/Northgate/ 7

Previous Physical Inspection: 2003

Sales - Improved Summary:

Number of Sales: 360

Range of Sale Dates: 1/2008 - 1/1/2010

Sales – Average Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price**	Ratio	COV*
2009 Value	\$177,400	\$177,300	\$354,700			
2010 Value	\$169,100	\$199,900	\$369,000	\$403,300	91.5%	10.30%
Change	-\$8,300	+\$22,600	+\$14,300			
% Change	-4.7%	+12.7%	+4.0%			

*COV is a measure of uniformity, the lower the number the better the uniformity.

** Sales time adjusted to 1/1/10.

Sales used in this analysis: All sales of one to three unit residences on residential lots, short sales, financial institution re-sales and foreclosure sales which were verified as, or appeared to be market sales were considered for the analysis. Sales were time adjusted to 1/1/10. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2009 or any existing residence where the data for 2009 is significantly different from the data for 2010 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$25,000 or less posted for the 2009 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

Population - Improved Parcel Summary Data:			
	Land	Imps	Total
2009 Value	\$194,700	\$165,200	\$359,900
2010 Value	\$182,500	\$182,400	\$364,900
Percent Change	-6.3%	+10.4%	+1.4%

Number of improved Parcels in the Population: 4979

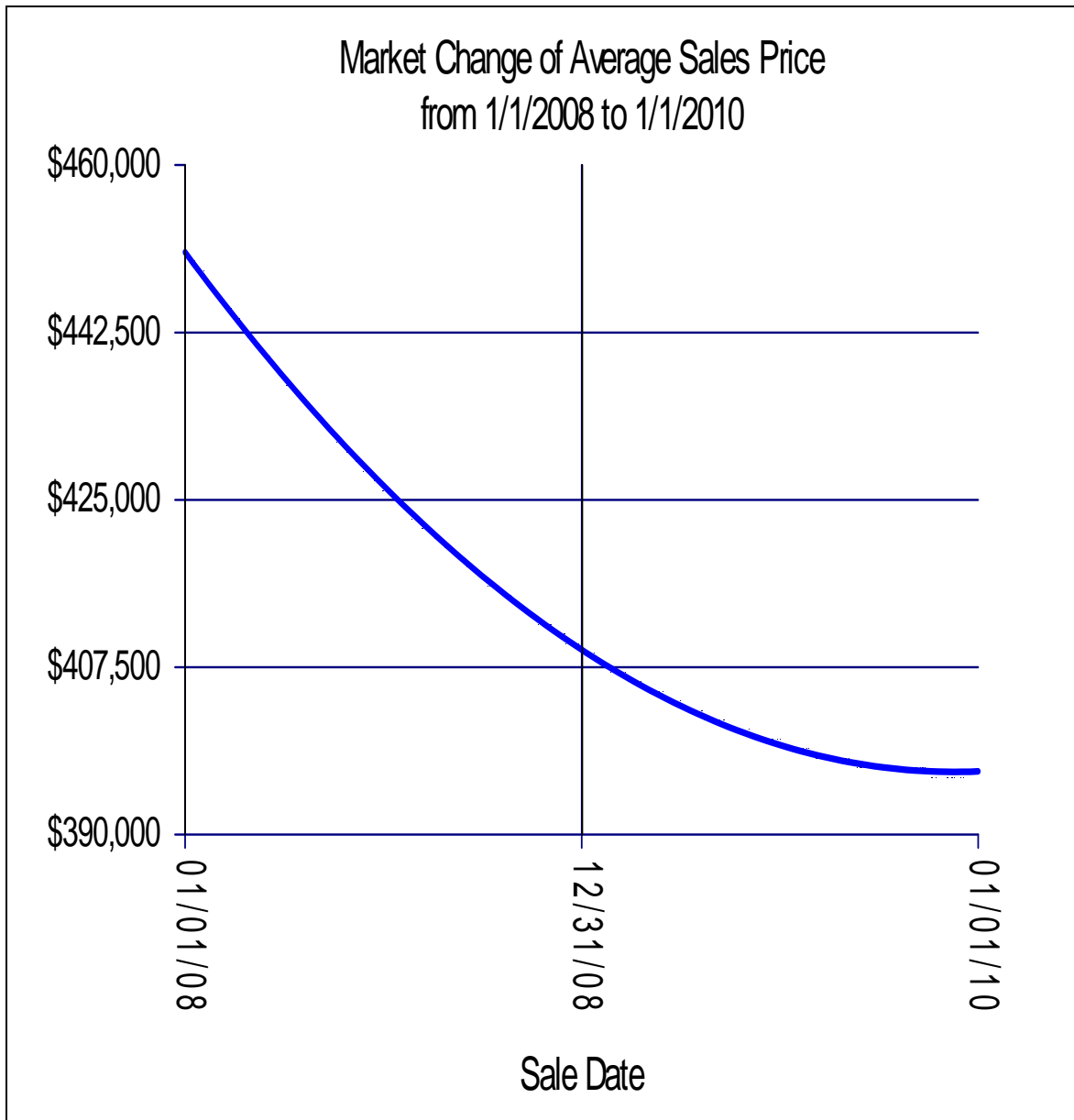
The population summary above excludes multi-building parcels, mobile home parcels, and new construction where less than 100% complete house was assessed for 2009 or any existing residence where the data for 2009 is significantly different from the data for 2010 due to remodeling. In addition, parcels with 2009 or 2010 Assessment Roll improvement values of \$25,000 or less, were also excluded to eliminate previously vacant or destroyed property value accounts. These parcels do not reflect accurate percent change results for the overall population. Homes & town houses built since 2000 are over represented in the sales sample above vs. the population. Since they were at a lower assessment level this resulted in a higher percent change for the sales than the general population. Exceptions may be found in the Improved Parcel Total Value Model Calibration section of this report.

Conclusion and Recommendation:

Since the values recommended in this report improve uniformity and assessment level, we recommend posting them for the 2010 Assessment Roll.

Market Change of Average Sale Price in Area 7

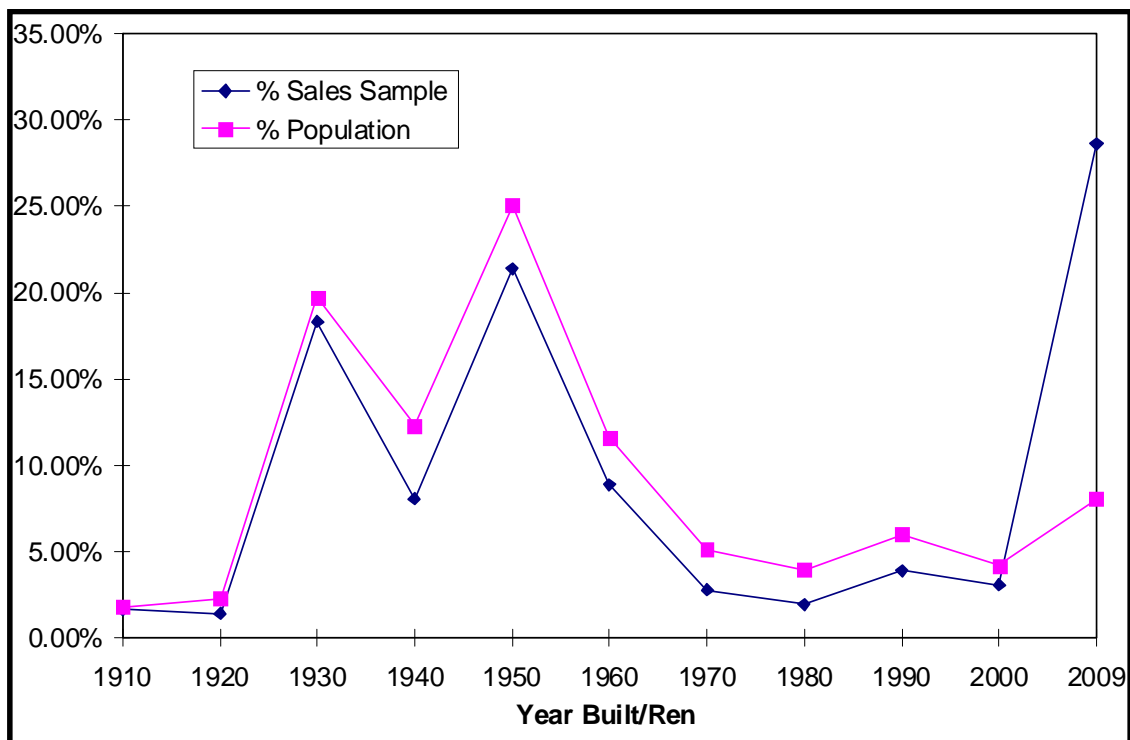
From 1/1/08 to 1/1/10



Sales Sample Representation of Population - Year Built / Year Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	6	1.67%
1920	5	1.39%
1930	66	18.33%
1940	29	8.06%
1950	77	21.39%
1960	32	8.89%
1970	10	2.78%
1980	7	1.94%
1990	14	3.89%
2000	11	3.06%
2009	103	28.61%
	360	

Population		
Year Built/Ren	Frequency	% Population
1910	89	1.79%
1920	114	2.29%
1930	982	19.72%
1940	613	12.31%
1950	1246	25.03%
1960	578	11.61%
1970	255	5.12%
1980	195	3.92%
1990	298	5.99%
2000	208	4.18%
2009	401	8.05%
	4979	

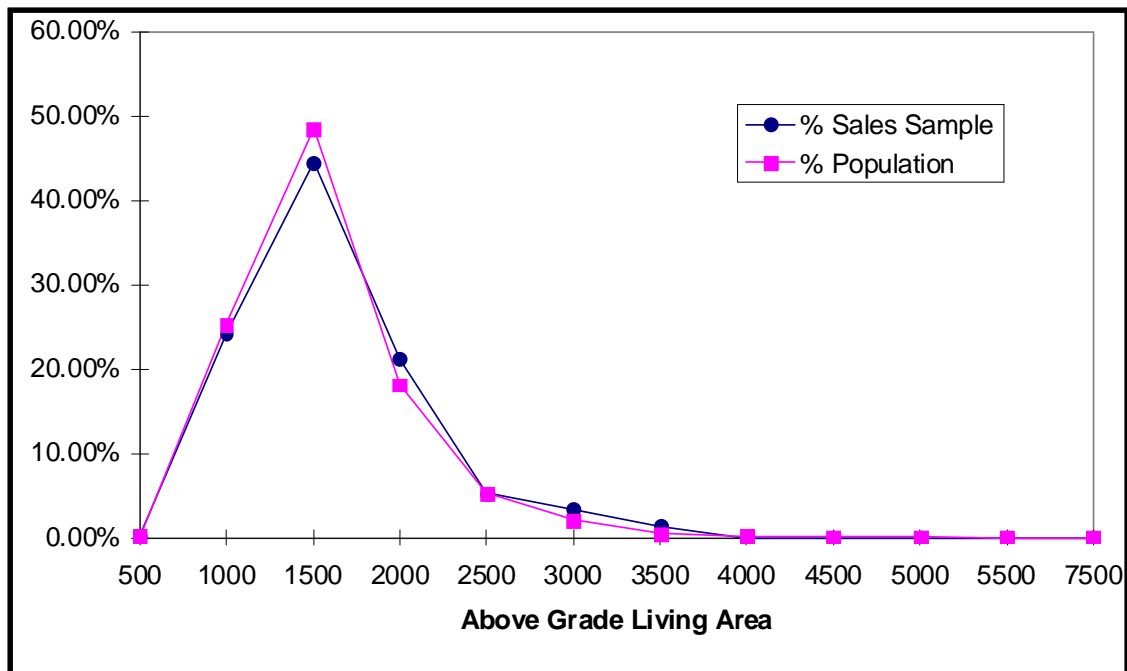


Sales of new homes built over the last few years are over represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion. This over representation was accounted for in the modeling process.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	1	0.28%
1000	87	24.17%
1500	160	44.44%
2000	76	21.11%
2500	19	5.28%
3000	12	3.33%
3500	5	1.39%
4000	0	0.00%
4500	0	0.00%
5000	0	0.00%
5500	0	0.00%
7500	0	0.00%
	360	

Population		
AGLA	Frequency	% Population
500	10	0.20%
1000	1259	25.29%
1500	2413	48.46%
2000	901	18.10%
2500	260	5.22%
3000	103	2.07%
3500	23	0.46%
4000	5	0.10%
4500	2	0.04%
5000	3	0.06%
5500	0	0.00%
7500	0	0.00%
	4979	

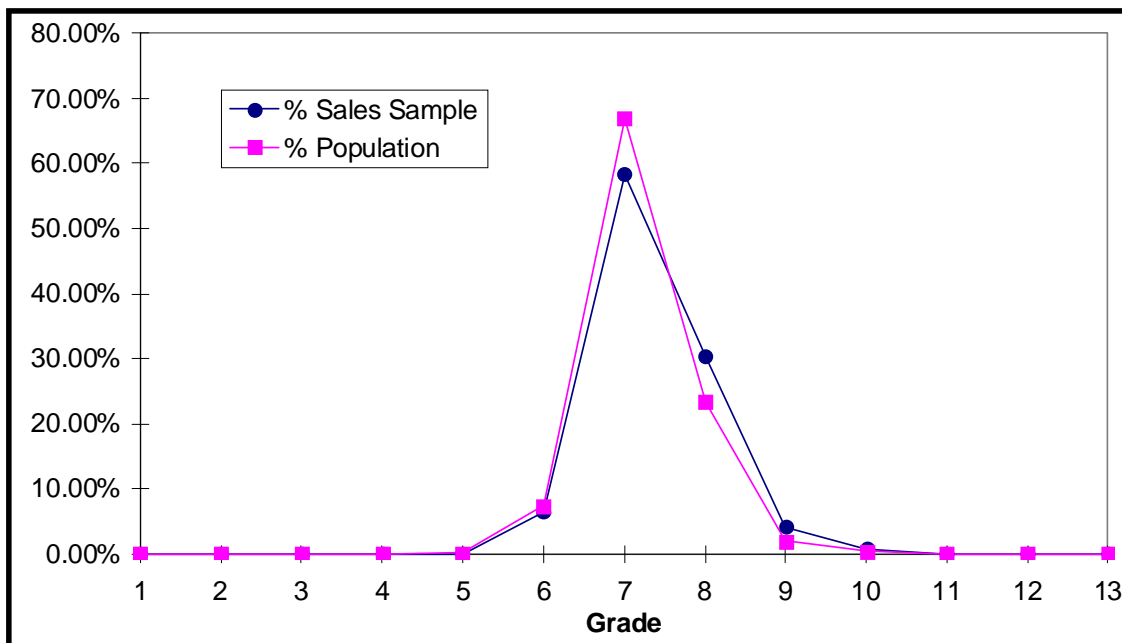


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

Sales Sample Representation of Population - Grade

Sales Sample		
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	0	0.00%
6	23	6.39%
7	210	58.33%
8	109	30.28%
9	15	4.17%
10	3	0.83%
11	0	0.00%
12	0	0.00%
13	0	0.00%
		360

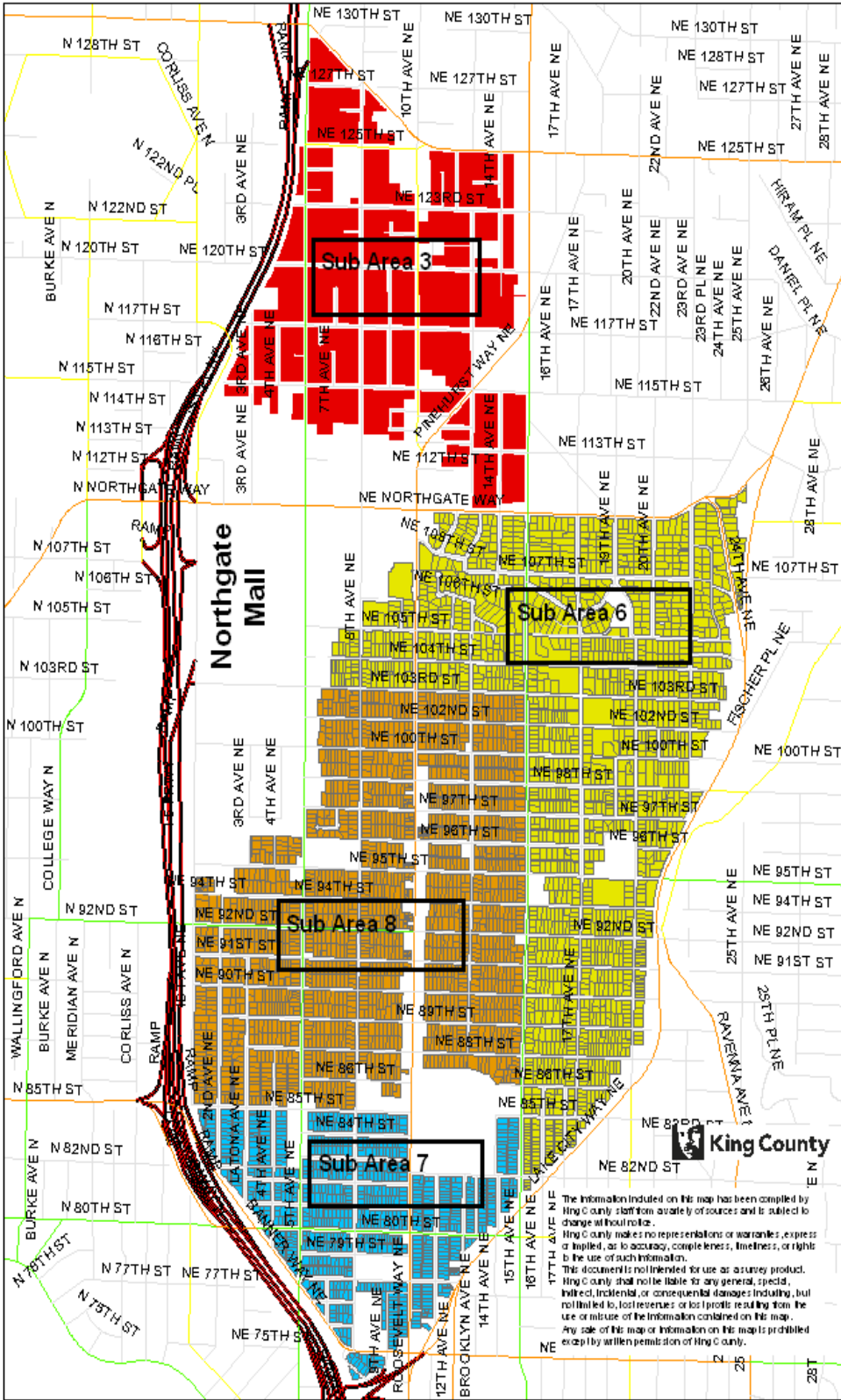
Population		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	1	0.02%
5	6	0.12%
6	367	7.37%
7	3326	66.80%
8	1164	23.38%
9	98	1.97%
10	17	0.34%
11	0	0.00%
12	0	0.00%
13	0	0.00%
		4979



The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

Area 7

Sub Areas



Analysis Process

Effective Date of Appraisal: January 1, 2010

Date of Appraisal Report: June 7, 2010

Highest and Best Use Analysis

As If Vacant: Market analysis of the area, together with current zoning and current and anticipated use patterns, indicate the highest and best use of the overwhelming majority of the appraised parcels is single family residential. Any other opinion of highest and best use is specifically noted in our records, and would form the basis for the valuation of that specific parcel.

As If Improved: Where any value for improvements is part of the total valuation, we are of the opinion that the present improvements produce a higher value for the property than if the site was vacant. In appraisal theory, the present use is therefore the highest and best (as improved) of the subject property, though it could be an interim use.

Standards and Measurement of Data Accuracy: Sales were verified with the purchaser, seller or real estate agent where possible. Current data was verified via field inspection and corrected. Data was collected and coded per the assessor's residential procedures manual.

Special Assumptions and Limiting Conditions

The sales comparison and cost approaches to value were considered for this mass appraisal valuation. After the sales verification process, the appraiser concluded that the market participants typically do not consider an income approach to value. Therefore the income approach is not applicable in this appraisal as these properties are not typically leased, but rather owner occupied. The income approach to value was not considered in the valuation of this area.

The following Departmental guidelines were considered and adhered to:

- Sales from 1/2008 to 1/2010 (at minimum) were considered in all analyses.
- Sales were time adjusted to 1/1/10.
- This report is intended to meet the requirements of the Uniform Standards of Professional Appraisal Practice Standard 6.

Identification of the Area

Name or Designation:

Area7---Maple Leaf/Northgate

Boundaries: Interstate 5 on the west. Lake City Way NE on the east from I-5 to NE Northgate Way. West on Northgate Way to 15th AV NE. North on 15th AV NE to NE 125th ST. West on NE 125th ST to Roosevelt Way NE. NW on Roosevelt Way NE to I-5.

Maps:

A general map of the area is included in this report. More detailed Assessor's maps are located on the 7th floor of the King County Administration Building.

Area Description:

Area 7 is located in NE Seattle, north, south and east of the Northgate Shopping Mall. The southerly portion of area 7 is known as the Maple Leaf neighborhood. The southerly portion of the Maple Leaf neighborhood is improved with sidewalks and curbs (lacking in the rest of area 7) and is coded as neighborhood 1 (see map on page 14). The population of area 7 is homogeneous and urban in nature. Homes were built between 1900 and 2009 with the predominant age between 1925 and 1965. 90% of improved parcels are improved with grade 7 or 8 homes. Views, traffic noise and topography affect some of the parcels and valuation variances have been considered in the land model.

Preliminary Ratio Analysis

A Ratio Study was completed just prior to the application of the 2010 recommended values. This study benchmarks the prior assessment level using 2009 posted values (1/1/09) compared to current adjusted sale prices (1/1/10). The study was also repeated after the application of the 2010 recommended values. The results are included in the validation section of this report showing an improvement in the COV from 12.78% to 10.3%.

Scope of Data

Land Value Data:

Vacant sales from 1/2008 to 1/2010 were given primary consideration for valuing land with emphasis placed on those sales closest to January 1, 2010. This is an urban area with a very limited number of vacant properties. Appraisers verified the vacant land sales along with tear down sales that occurred from 1/1/2008 thru 12/31/2009.

Improved Parcel Total Value Data:

Sales information is obtained from excise tax affidavits and reviewed initially by the Accounting Division, Sales Identification Section. Information is analyzed and investigated by the appraiser in the process of revaluation. All sales were verified if possible by calling either the purchaser or seller, inquiring in the field or calling the real estate agent. Characteristic data is verified for all sales if possible. Due to time constraints, interior inspections were limited. Sales are listed in the "Improved Sales Used" and "Improved Sales Removed" sections of this report. Additional information may reside in the Assessor's Real Property Database, Assessor's procedures, Assessor's "field" maps, Revalue Plan, separate studies, and statutes.

The Assessor maintains a cost model, which is specified by the physical characteristics of the improvement, such as first floor area, second floor area, total basement area, and number of bathrooms. The cost for each component is further calibrated to the 13 grades to account for quality of construction. Reconstruction Cost New (RCN) is calculated from adding up the cost of each component. Depreciation is then applied by means of a percent good table which is based on year built, grade, and condition, resulting in Reconstruction Cost New less Depreciation (RCNLD). The appraiser can make further adjustments for obsolescence (poor floor plan, design deficiencies, external nuisances etc.) if needed. The Assessor's cost model generates RCN and RCNLD for principal improvements and accessories such as detached garages and pools.

The Assessor's cost model was developed by the King County Department of Assessments in the early 1970's. It was recalibrated in 1990 to roughly approximate Marshall & Swift's square foot cost tables, and is indexed annually to keep up with current costs.

Land Model

Model Development, Description and Conclusions

Area 7, being an older urban neighborhood, has few vacant land sales. This is primarily because 98% of all parcels are improved. Of the remaining 113 vacant parcels, 39 are owned by governmental entities for parks, trails or open space and not available for development. There were 4 land sales in area 7, including 1 improved sale where the intention at the time of purchase was to tear down the improvement, which were used to develop the land model. In addition, land sales in adjoining areas were analyzed in order to develop the land model for area 7. Finally sales of new and newer single family homes and town homes were used to determine land values by the land abstraction method. Generally, the portion of the sale price of a new or newer home or town home is approximately 30% while the building accounts for 70%. This land to building ratio is determined by analyzing sales of new homes where there is an underlying land or tear-down sale.

Analysis of the area showed that location, zoning, views and lot size had the most significant positive impact on land values. Views with minor impact include mountain and territorial views. Views with greater impact, which are referred to below as primary views include views of Green Lake and views of the downtown Seattle skyline. Traffic noise, topography and proximity to commercial properties had the most negative impact on land values in this area. Neighborhood 1 identifies that portion of the Maple Leaf neighborhood that is improved with sidewalks and curbs. The remaining parcels in Area 7 are identified as neighborhood "0".

Base land value was determined by zoning and lot square footage.

Where town house zoning exists, the square footage of the lot was divided by unit lot square footage of the zone. The number of units is then rounded up if over a half unit and then the number of units allowed is multiplied by the price per unit to determine the base land value. The base land value for town homes is \$105,000 per unit. For example L-2 zoning requires 1,200 square feet per unit. A Lot with 4201 square feet would allow 3.5008 units. This is rounded up to 4 units and the base land value is \$420,000 as can be seen on the land value chart on page 15.

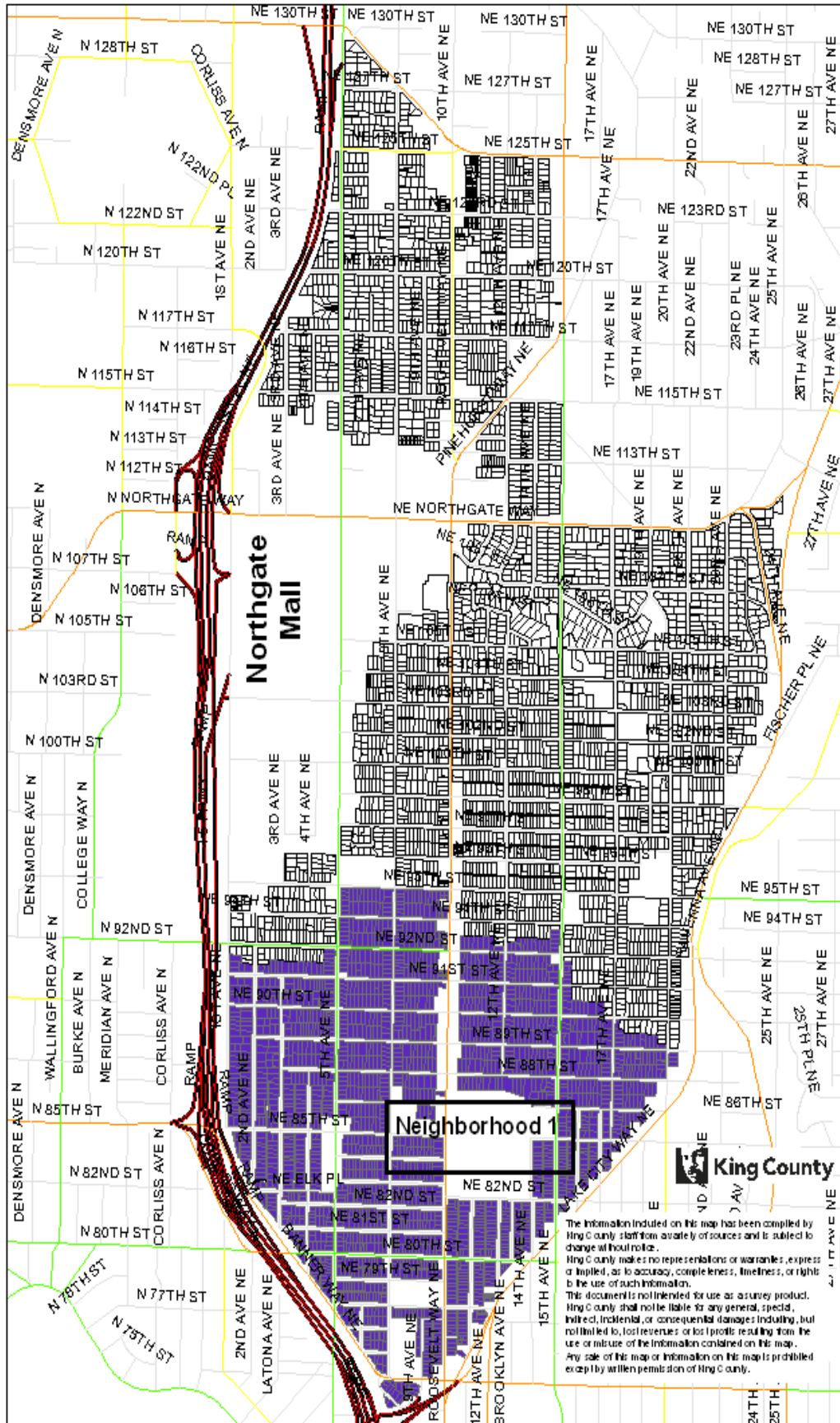
For each property with at least one primary view, the positive adjustment was applied based only on the primary view or views where more than one exists since the adjustment for multiple primary views are added together. In area 7, as noted above, there are two primary views and these primary views take precedence over other views such as territorial or mountain views. Where no primary view exists the highest minor view adjustment is used. For example a parcel with an average Seattle skyline view, a good Green Lake view and a good mountain view would get a 15% positive adjustment for average Seattle skyline view plus a 25% positive adjustment for the Green Lake view and no adjustment for the good mountain view.

A neighborhood adjustment was then applied where applicable. Then all negative adjustments were taken together and applied. Finally all positive adjustments were taken together and applied.

A list of vacant sales used and those considered not reflective of market are included in the following sections.

Area 7

Neighborhood 1



Land Value Model Calibration

BASE LAND VALUE CHART AREA 7				
Lot size	L-1	L-2	L-3	SF 5000 & 7200
1-699	1000	1000	1000	1000
700-999	105000	105000	105000	105000
1000-1800	105000	105000	105000	105000
1801-1999	105000	210000	210000	105000
2000-2400	105000	210000	210000	145000
2401-3000	210000	210000	210000	145000
3001-4000	210000	315000	315000	175000
4001-4200	315000	315000	420000	185000
4201-5000	315000	420000	420000	185000
5001-5400	315000	420000	525000	185000
5401-5600	315000	525000	525000	185000
5601-6000	420000	525000	525000	185000
6001-6600	420000	525000	630000	185000
6601-7000	420000	630000	630000	185000
7001-7200	420000	630000	735000	185000
7201-7800	525000	630000	735000	185000
7801-8000	525000	735000	735000	190000
8001-8800	525000	735000	840000	190000
8801-9000	630000	735000	840000	195000
9001-9999	630000	840000	945000	200000
10000-10999		840000		205000
11000-11999		945000		210000
12000-12999				215000
13000-13999				220000
14000+				225000

Negative Adjust

Traffic noise:	
Moderate	-10%
High	-20%
Extreme	-30%
Access:	
Restricted	-5%
Undeveloped	-25%
Private	-0%
Public	-0%
Water problem	-10%
Size/Shape	-10%
Topography	-10%
Nuisance	-10%
Power Lines	-5%

Positive Adjust

Views	
Green Lake	
Average	+15%
Good	+25%
Seattle Sky	
Average	+15%
Good	+25%
Territorial	
Average	+5%
Good	+10%
Excellent	+20%
Mountain	
Average	+5%
Good	+10%
Excellent	+20%

Neighborhood 1 adjustment: +10% to Base Land Value

Calculation examples:

A 6000 square foot lot, zoned SF 5000, located in neighborhood 1 that is impacted by moderate traffic and has a average Green Lake view and a good Seattle skyline view:

Base land = \$185,000.

Adjustment for neighborhood 1 is +10%: $\$185,000 \times 1.1 = \$203,000$.

Negative adjustment for moderate traffic is 10%: $\$203,000 \times 90\% = \$182,000$.

Positive adjustment for average Green Lake view and good Seattle skyline view is 40% (15% +25% respectively): $\$182,000 \times 1.40 = \$254,000$

Note: Each calculation result is truncated down to nearest 1,000.

Exceptions:

*If land value $\leq \$1,000$ no adjustment is applied.

*If adjusted land value falls $< \$1,000$, then land value = \$1,000 or previous, whichever is less.

*If vacant parcels (no improvement value) only the land adjustment applies.

*If a parcel is coded "non-perc" (sewer system=3), the land adjustment is applied.

*If a parcel is coded sewer system public restricted, or water district private restricted, or water district public restricted, the land adjustment is applied.

***Vacant Sales Used In This Physical Inspection Analysis
Area 7***

Area	Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water- front
007	006	510140	8889	5/8/2008	225,000	4,637	N	N
007	006	890100	0876	1/8/2008	250,000	7,754	N	N
007	008	322604	9112	4/8/2009	155,000	3,786	N	N
007	008	510040	3473	11/5/2008	225,000	4,568	N	N
008	001	393590	0335	2/25/2008	250,000	8,100	N	N

***Vacant Sales Removed From This Physical Inspection Analysis
Area 7***

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
003	204450	0217	4/29/2008	270,000	MULTI-PARCEL SALE;
003	204450	0222	4/29/2008	270,000	MULTI-PARCEL SALE;

Improved Parcel Total Value Model:

Model Development, Description and Conclusions

Most sales were field verified and characteristics updated prior to model development. Additionally, all sales from 1/2008 to 12/31/2009 were given equal consideration and weight in the model after adjustment to 1/1/10.

The sales sample represents the population for the vast majority of characteristics. Most of the homes in Area 7 were built between 1925 and 1965 with a spurt in new home and town house construction in the last 10 years. 80% of the parcels zoned for town homes have been developed with town homes. Most of the older homes built before 1940 are located in the Maple Leaf neighborhood which is located in the southerly half of area 7. As noted previously, that portion of the Maple Leaf neighborhood that is improved with sidewalks & curbs is identified as neighborhood 1. The remainder of area 7, which includes the Victory Heights & Northgate neighborhoods, doesn't have sidewalks & curbs and is identified as neighborhood 0.

A single multiplicative model was developed for area 7 using market sales from 1/1/2008 thru 12/31/2009 and adjusted to 1/1/2010.

This model was applied to the majority of the improved parcels. All sales were verified by our team and building and land characteristics were confirmed and corrected as necessary.

The regression model included the following variables: land value, improvement cost, age, condition, location, traffic noise and present use. It was applicable to grade 5-10 improvements, including town houses and all conditions except poor. In addition it was not applicable to homes with obsolescence, incomplete new homes and multi-building properties.

A list of improved sales used and those considered not reflective of market are included in the following sections.

Improved Parcel Total Value Model Calibration

Variable	Transformation	Coefficient
Intercept		3.381495
Sub3YN	(SubNumeric=3)*((LN(10)))	-.04890195
TownHouseYN	PresentUse=29	-.1782325
Nghb1YN	(Nghb=1)*(LN(10))	.02085064
BaseLandC	LN(BaseLand/1000)	.13919890
CombCost	LN((BldgRCN+AccyRCNLD)/1000)	.40515470
AgeC	LN(Age+1)	-.07007831
OldAgeYN	((YrBuilt<1940)*(YrRen=0))*(LN(10))	.01707585
FairYN	(Cond=2)*(LN(10))	-0.1240167
GoodYN	(Cond=4)*(LN(10))	.03054265
VGoodYN	(Cond=5)*(LN(10))	.06707261
HvyTrafYN	(HvyTraf>0)*(LN(10))	-.01453294

$EMV = (EXP(3.381495 - .048901952 * Sub3YN - .1782325 * TownHouseYN + .02085064 * Nghb1YN + .1391989 * BaseLandC + .4051547 * CombCost - .07007831 * AgeC + .01707585 * OldAgeYN - .1240167 * FairYN + .03054265 * GoodYN + .06707261 * VGoodYN - .01453294 * HvyTrafYN) * 1000) * .925 **$

Truncate to nearest \$1,000

**See Assessor's letter page 49

<p style="text-align: center;"> EMV = TOTAL VALUE LAND VALUE = BASE LAND VALUE IMPROVEMENT VALUE = EMV – LAND VALUE </p>

EMV values were not generated for:

- Buildings with grade less than 3
- Building two or greater. (EMV is generated for building one only.)
- If total EMV is less than base land value
- Lot size less than 100 square feet

Exceptions:

- *If land value \leq \$1,000 no adjustment is applied.
- *If improvements and accessories \leq \$1,000 no further adjustment applied.
- *If adjusted land value falls $<$ \$1,000, then land value = \$1,000 or previous, whichever is less.
- *If adjusted improvement value falls $<$ \$1,000, then improvement value = \$1,000 or previous whichever is less.
- *If vacant parcels (no improvement value) only the land adjustment applies.
- *If a parcel is coded "non-perc" (sewer system=3), the land adjustment is applied.

*If a parcel is coded sewer system public restricted, or water district private restricted, or water district public restricted, the land adjustment is applied.

*If an improvement is coded “% net condition” or is in “poor” condition, then the model adjustment is applied.

Of the improved parcels in the population (see Executive Summary Report on page 4), 2819 parcels increased in value. They were comprised of 211 single family residences on commercially zoned land and 2608 single family residences or other parcels.

Of the vacant land parcels greater than \$1000, 32 parcels increased in value. Tax exempt parcels were excluded from the number of parcels increased.

Glossary for Improved Sales

Condition: Relative to Age and Grade

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

Residential Building Grades

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

Area 7 Sales price changes (relative to 1/1/2010 valuation date)

In a changing market, recognition of a sales trend is required to accurately estimate value as of a certain date. Assessed values are determined as of January 1 of a given year.

Market Adjustment to 1/1/2010		
Sale Date	Downward Adjustment (Factor)	Equivalent Percent
1/1/2008	0.878	-12.2%
2/1/2008	0.888	-11.2%
3/1/2008	0.896	-10.4%
4/1/2008	0.905	-9.5%
5/1/2008	0.914	-8.6%
6/1/2008	0.922	-7.8%
7/1/2008	0.929	-7.1%
8/1/2008	0.937	-6.3%
9/1/2008	0.944	-5.6%
10/1/2008	0.951	-4.9%
11/1/2008	0.957	-4.3%
12/1/2008	0.963	-3.7%
1/1/2009	0.968	-3.2%
2/1/2009	0.973	-2.7%
3/1/2009	0.978	-2.2%
4/1/2009	0.982	-1.8%
5/1/2009	0.986	-1.4%
6/1/2009	0.989	-1.1%
7/1/2009	0.992	-0.8%
8/1/2009	0.994	-0.6%
9/1/2009	0.996	-0.4%
10/1/2009	0.998	-0.2%
11/1/2009	0.999	-0.1%
12/1/2009	1.000	0.0%
1/1/2010	1.000	0.0%

The chart above shows the % adjustment required for sales to be representative of the assessment date of 1/1/10.

Example:	Sales Price	Sales Date	Adjustment factor	Adjusted Sales price*
Sale 1	\$525,000	4/1/2008	0.905	\$475,000
Sale 2	\$475,000	10/1/2009	0.998	\$474,000
Sale 3	\$515,000	7/1/2009	0.992	\$511,000

* The adjusted sale price has been rounded to the nearest \$1000.

The time adjustment formula for Area 7 is $1/\text{EXP}(0.0000002429905 * \text{SaleDaySq})$
 $\text{SaleDaySq} = (\text{SaleDate} - 40179)^2$

Improved Sales Used In This Physical Inspection Analysis
Area 7

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	641160	0183	11/4/2009	295,500	295,000	720	6	1948	3	7,139	N	N	325 NE 117TH ST
003	204450	0212	7/7/2009	285,000	283,000	730	6	1945	4	6,217	N	N	11745 14TH AVE NE
003	156010	0095	6/16/2009	310,000	307,000	770	6	1943	4	6,900	N	N	11332 14TH AVE NE
003	156010	0090	7/14/2009	292,000	290,000	800	6	1943	3	6,900	N	N	11326 14TH AVE NE
003	641310	0130	2/10/2009	300,000	292,000	810	6	1950	5	9,422	N	N	11521 9TH AVE NE
003	082000	0090	4/27/2009	248,000	244,000	880	6	1937	3	7,800	N	N	1430 NE 120TH ST
003	641160	0412	12/3/2009	340,000	340,000	1,250	6	1948	5	7,200	N	N	316 NE 117TH ST
003	292604	9077	8/5/2008	327,500	307,000	730	7	1928	3	5,836	N	N	319 NE 115TH ST
003	271110	0060	10/13/2008	269,500	257,000	850	7	1947	3	6,004	N	N	905 NE 114TH ST
003	641360	0188	5/2/2008	310,000	283,000	890	7	1950	4	7,200	N	N	839 NE 123RD ST
003	543330	0125	8/18/2008	345,000	325,000	950	7	1947	3	8,580	N	N	11035 14TH AVE NE
003	204450	0152	10/4/2009	399,950	399,000	960	7	1954	4	6,000	N	N	11549 12TH AVE NE
003	527220	0040	9/2/2008	330,000	312,000	1,000	7	1947	4	6,947	N	N	904 NE 117TH ST
003	572450	0006	2/24/2009	288,000	281,000	1,040	7	1947	3	6,750	N	N	11410 ROOSEVELT WAY NE
003	271160	0005	3/23/2009	319,999	314,000	1,050	7	1951	3	6,710	N	N	1036 NE 114TH ST
003	223800	0040	7/15/2008	332,500	310,000	1,120	7	1949	3	7,200	N	N	343 NE 120TH ST
003	204450	0241	10/2/2008	308,000	293,000	1,130	7	1952	3	7,920	N	N	11716 12TH AVE NE
003	204450	0254	6/10/2008	327,000	302,000	1,130	7	1941	3	6,907	N	N	1218 NE 117TH ST
003	641410	0055	9/25/2009	457,500	456,000	1,150	7	2002	3	7,228	N	N	536 NE 125TH ST
003	292604	9292	3/13/2009	282,000	276,000	1,150	7	1950	3	6,300	N	N	1200 NE 123RD ST
003	641160	0463	4/1/2009	336,300	330,000	1,200	7	1958	4	12,115	N	N	11721 5TH AVE NE
003	292604	9286	6/16/2008	395,000	366,000	1,200	7	1950	4	6,300	N	N	1206 NE 123RD ST
003	641160	0452	7/8/2008	316,932	295,000	1,240	7	1958	4	9,077	N	N	11727 5TH AVE NE
003	641410	0724	9/18/2009	285,000	284,000	1,250	7	1991	3	7,288	N	N	12731 ROOSEVELT WAY NE
003	204450	0131	8/21/2009	385,000	383,000	1,270	7	1988	3	7,466	N	N	11529 B 12TH AVE NE
003	641160	0428	5/4/2009	275,000	271,000	1,270	7	1989	3	10,228	N	N	327 NE 120TH ST
003	204450	0253	5/14/2008	393,950	361,000	1,270	7	1941	4	6,907	N	N	1214 NE 117TH ST
003	543330	0190	7/2/2008	387,000	360,000	1,310	7	1950	3	8,520	N	N	11046 12TH AVE NE

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Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
003	641360	0191	6/25/2008	304,000	282,000	1,366	7	2001	3	1,811	N	N	12307 B ROOSEVELT WAY NE
003	292604	9605	8/7/2008	320,000	300,000	1,406	7	2008	3	911	N	N	1015 B NE 123RD ST
003	292604	9608	6/16/2008	340,000	315,000	1,406	7	2008	3	1,071	N	N	1017 B NE 123RD ST
003	292604	9132	6/13/2008	330,000	305,000	1,406	7	2008	3	1,230	N	N	1015 A NE 123RD ST
003	292604	9606	5/30/2008	334,888	309,000	1,406	7	2008	3	1,174	N	N	1015 C NE 123RD ST
003	292604	9607	4/9/2008	344,888	313,000	1,406	7	2008	3	1,419	N	N	1017 A NE 123RD ST
003	292604	9609	2/1/2008	344,888	306,000	1,406	7	2008	3	1,408	N	N	1017 C NE 123RD ST
003	232530	0065	6/30/2008	325,000	302,000	1,416	7	2007	3	1,030	N	N	12333 C 10TH PL NE
003	232530	0063	3/10/2008	348,888	314,000	1,416	7	2007	3	1,443	N	N	12333 A 10TH PL NE
003	641410	0072	7/9/2008	377,500	352,000	1,430	7	1954	3	8,850	N	N	533 NE 126TH ST
003	543330	0080	7/2/2008	490,000	456,000	1,480	7	1948	5	8,251	N	N	11032 14TH AVE NE
003	292604	9557	10/15/2008	369,000	352,000	1,598	7	2003	3	1,873	N	N	1225 NE 124TH ST
003	641310	0372	6/9/2008	425,900	393,000	1,610	7	1952	3	8,307	N	N	11736 9TH AVE NE
003	082000	0012	8/27/2008	360,000	339,000	1,770	7	2001	3	1,977	N	N	12330 A 14TH AVE NE
003	232530	0072	4/17/2008	368,888	336,000	1,770	7	2008	3	1,152	N	N	12337 B 10TH PL NE
003	232530	0073	3/7/2008	370,888	333,000	1,770	7	2008	3	1,473	N	N	12337 C 10TH PL NE
003	232530	0071	2/19/2008	366,000	327,000	1,770	7	2008	3	1,548	N	N	12337 A 10TH PL NE
003	925990	0020	7/28/2008	399,950	374,000	1,840	7	1956	4	8,610	N	N	1100 NE 123RD ST
003	082000	0016	1/8/2008	350,000	308,000	1,860	7	2001	3	2,055	N	N	12332 B 14TH AVE NE
003	573050	0005	5/22/2008	439,950	404,000	1,870	7	1950	3	6,327	N	N	12357 14TH AVE NE
003	204450	0175	10/1/2009	385,000	384,000	1,910	7	1995	3	13,091	N	N	11735 12TH AVE NE
003	232530	0070	3/13/2008	389,000	350,000	2,015	7	2008	3	2,373	N	N	12335 10TH PL NE
003	641410	0091	3/19/2008	352,000	317,000	2,040	7	1953	3	6,000	N	N	12619 8TH AVE NE
003	292604	9048	7/2/2008	490,000	456,000	2,130	7	1926	4	6,850	N	N	12003 14TH AVE NE
003	204450	0130	9/23/2009	380,000	379,000	3,420	7	1988	3	9,489	N	N	11529 A 12TH AVE NE
003	292604	9587	4/28/2008	254,950	233,000	718	8	2007	3	713	N	N	1019 C NE 125TH ST
003	292604	9584	4/15/2008	252,500	230,000	718	8	2007	3	712	N	N	1017 C NE 125TH ST
003	292604	9583	3/31/2008	252,500	229,000	718	8	2007	3	719	N	N	1017 B NE 125TH ST
003	292604	9588	3/26/2008	259,099	234,000	718	8	2007	3	707	N	N	1019 B NE 125TH ST
003	292604	9590	2/15/2008	260,000	232,000	810	8	2007	3	779	N	N	1025 B NE 125TH ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
003	292604	9585	11/7/2008	260,000	249,000	846	8	2007	3	952	N	N	1017 D NE 125TH ST
003	292604	9487	9/10/2008	270,000	255,000	846	8	2007	3	1,031	N	N	1017 A NE 125TH ST
003	292604	9589	4/22/2008	287,500	262,000	846	8	2007	3	922	N	N	1019 A NE 125TH ST
003	292604	9301	5/29/2008	300,000	276,000	930	8	2007	3	1,084	N	N	1025 A NE 125TH ST
003	292604	9047	8/21/2009	400,000	398,000	1,310	8	1950	3	21,402	N	N	11316 5TH AVE NE
003	292604	9614	9/1/2009	342,500	341,000	1,314	8	2009	3	1,036	N	N	12036 B ROOSEVELT WAY NE
003	292604	9615	6/16/2009	344,955	342,000	1,334	8	2009	3	1,437	N	N	12036 A ROOSEVELT WAY NE
003	292604	9613	6/4/2009	349,888	346,000	1,334	8	2009	3	1,412	N	N	12036 C ROOSEVELT WAY NE
003	292604	9599	8/22/2008	373,900	352,000	1,459	8	2008	3	1,497	N	N	1027 A NE 123RD ST
003	292604	9597	7/14/2008	374,000	349,000	1,459	8	2008	3	1,528	N	N	1027 C NE 123RD ST
003	292604	9602	2/13/2008	383,900	342,000	1,459	8	2008	3	1,528	N	N	1023 C NE 123RD ST
003	292604	9604	1/18/2008	383,900	339,000	1,459	8	2008	3	1,492	N	N	1023 A NE 125TH ST
003	641310	0191	6/18/2008	375,000	347,000	1,470	8	1954	3	7,200	N	N	11535 ROOSEVELT WAY NE
003	292604	9611	10/22/2009	315,000	315,000	1,520	8	2009	3	889	N	N	13038 B ROOSEVELT WAY NE
003	292604	9150	7/23/2008	625,000	584,000	1,520	8	2008	3	6,731	N	N	11345 5TH AVE NE
003	292604	9429	6/25/2009	330,000	327,000	1,584	8	2009	3	1,167	N	N	12038 C ROOSEVELT WAY NE
003	641360	0055	9/17/2008	545,000	516,000	1,610	8	1962	3	7,602	N	N	12005 8TH AVE NE
003	641360	0166	8/18/2008	375,000	353,000	1,610	8	1956	3	6,000	N	N	901 NE 122ND ST
003	573050	0015	5/28/2009	365,000	361,000	1,674	8	2009	3	1,633	N	N	12347 14TH AVE NE
003	573050	0016	5/4/2009	358,490	353,000	1,674	8	2009	3	1,662	N	N	12343 14TH AVE NE
003	292604	9595	7/11/2008	355,000	331,000	1,689	8	2008	3	1,058	N	N	1029 B NE 123RD ST
003	292604	9601	4/29/2008	383,900	351,000	1,689	8	2008	3	1,356	N	N	1021 C NE 123RD ST
003	292604	9600	4/14/2008	365,000	332,000	1,689	8	2008	3	1,058	N	N	1021 B NE 123RD ST
003	292604	9596	4/7/2008	383,900	348,000	1,689	8	2008	3	1,356	N	N	1029 C NE 123RD ST
003	292604	9449	3/31/2008	383,900	347,000	1,689	8	2008	3	1,388	N	N	1029 A NE 123RD ST
003	292604	9354	3/18/2008	379,000	342,000	1,689	8	2008	3	1,384	N	N	1021 A NE 123RD ST
003	573050	0017	7/15/2009	352,500	350,000	1,704	8	2009	3	1,637	N	N	12345 A 14TH AVE NE
003	573050	0018	7/27/2009	346,500	344,000	1,754	8	2009	3	1,665	N	N	12345 B 14TH AVE NE
003	232530	0075	6/17/2009	350,000	347,000	1,770	8	2008	3	1,353	N	N	12339 B 10TH PL NE
003	641360	0101	1/18/2008	415,000	367,000	1,780	8	1954	3	11,211	N	N	12020 8TH AVE NE

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Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
003	082000	0019	4/22/2008	385,000	351,000	1,860	8	2001	3	2,113	N	N	12326 B 14TH AVE NE
003	641310	0352	1/6/2009	332,500	322,000	1,880	8	1955	4	6,000	N	N	11751 9TH AVE NE
003	292604	9534	11/3/2008	499,950	479,000	2,450	8	1988	3	7,318	N	N	12027 12TH AVE NE
006	510140	5815	8/5/2009	226,000	225,000	650	6	1926	3	6,090	N	N	2148 NE 100TH ST
006	802420	2371	11/20/2009	256,500	256,000	700	6	1944	3	5,200	N	N	1729 NE 97TH ST
006	802420	2370	7/21/2009	232,000	230,000	700	6	1944	2	4,957	N	N	1802 NE 96TH ST
006	288770	0480	10/10/2008	278,126	265,000	700	6	1907	3	5,100	N	N	8246 17TH AVE NE
006	743450	0040	11/14/2008	365,000	350,000	750	6	1946	3	6,216	N	N	10303 15TH AVE NE
006	890200	0295	6/30/2009	210,000	208,000	810	6	1937	2	11,000	Y	N	2429 NE NORTHGATE WAY
006	510140	2257	5/20/2008	295,000	271,000	810	6	1940	2	6,380	N	N	1744 NE 89TH ST
006	510140	7780	3/26/2008	331,500	300,000	960	6	1946	3	6,380	N	N	1745 NE 105TH ST
006	890100	0140	2/13/2009	318,000	310,000	720	7	1938	3	9,000	N	N	1535 NE 107TH ST
006	510140	7300	8/24/2009	300,000	299,000	750	7	1948	3	6,380	N	N	1748 NE 103RD ST
006	890100	0095	8/13/2009	270,000	269,000	750	7	1941	3	14,500	N	N	1509 NE 106TH ST
006	326530	0320	9/21/2009	385,950	385,000	780	7	1941	3	5,460	N	N	9719 20TH AVE NE
006	510140	2392	9/17/2009	425,000	424,000	800	7	1943	4	9,570	N	N	1743 NE 91ST ST
006	116000	0275	5/15/2008	310,000	284,000	810	7	1948	3	6,272	N	N	10708 12TH AVE NE
006	890200	0085	2/11/2008	351,000	313,000	810	7	1937	3	7,191	Y	N	10548 VICTORY LN NE
006	116000	0190	8/14/2009	400,000	398,000	830	7	1947	4	7,714	N	N	10829 12TH AVE NE
006	116000	0180	5/18/2009	370,950	366,000	830	7	1947	3	7,200	N	N	10819 12TH AVE NE
006	802420	2175	2/20/2009	347,500	339,000	830	7	1941	3	5,080	N	N	1536 NE 95TH ST
006	741120	0026	7/8/2008	453,000	422,000	830	7	1930	5	2,520	N	N	1651 NE 86TH ST
006	510140	1816	6/9/2009	455,000	450,000	880	7	1928	4	5,410	N	N	8807 17TH AVE NE
006	510140	7760	6/3/2008	412,500	380,000	900	7	1947	3	6,380	N	N	1731 NE 105TH ST
006	890100	0190	3/14/2008	325,000	293,000	910	7	1938	3	13,750	N	N	10726 15TH AVE NE
006	510140	8641	1/16/2008	417,000	368,000	910	7	1946	3	6,000	N	N	1248 NE 104TH ST
006	510140	7430	11/17/2008	425,000	408,000	940	7	1941	3	6,496	N	N	10315 23RD AVE NE
006	510140	2649	12/7/2009	310,000	310,000	950	7	1950	3	8,064	Y	N	9119 17TH AVE NE
006	510140	2234	9/17/2009	424,000	423,000	950	7	1941	4	6,380	N	N	1716 NE 89TH ST
006	510140	1736	4/7/2009	370,000	364,000	950	7	1950	3	5,945	N	N	8814 15TH AVE NE

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Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
006	510140	1736	8/27/2008	370,000	349,000	950	7	1950	3	5,945	N	N	8814 15TH AVE NE
006	510140	0997	8/6/2009	463,000	461,000	960	7	1941	3	6,380	N	N	1652 NE 86TH ST
006	510140	8035	10/24/2008	350,000	334,000	960	7	1949	3	7,233	N	N	10401 17TH AVE NE
006	510140	8599	5/2/2008	430,000	393,000	980	7	1955	3	5,350	N	N	10425 12TH AVE NE
006	288770	0290	9/18/2008	400,000	379,000	1,000	7	1944	3	5,700	N	N	8236 16TH AVE NE
006	510140	2372	2/13/2008	510,000	455,000	1,010	7	1946	3	8,700	N	N	1724 NE 90TH ST
006	890200	0155	1/7/2008	380,000	334,000	1,040	7	1939	3	8,385	N	N	2305 NE 110TH ST
006	510140	5945	6/26/2009	389,000	386,000	1,050	7	1947	4	6,930	N	N	2316 NE 102ND ST
006	890200	0063	9/14/2009	307,000	306,000	1,080	7	1953	4	7,643	Y	N	10508 VICTORY LN NE
006	510140	1785	6/9/2008	437,000	404,000	1,080	7	1951	3	6,380	N	N	1547 NE 89TH ST
006	510140	7350	10/5/2009	356,000	355,000	1,120	7	1946	3	8,661	N	N	10314 20TH AVE NE
006	743450	0065	10/27/2008	400,000	382,000	1,120	7	1984	3	6,700	N	N	1236 NE 103RD ST
006	288770	0070	6/6/2008	410,000	378,000	1,120	7	1941	3	5,432	Y	N	8216 15TH AVE NE
006	116000	0235	4/8/2008	425,000	386,000	1,120	7	1942	4	6,832	N	N	10828 12TH AVE NE
006	510140	1767	6/10/2009	447,000	442,000	1,130	7	1941	3	7,250	N	N	1528 NE 88TH ST
006	510140	8638	11/3/2008	450,000	431,000	1,130	7	1946	3	6,000	N	N	1246 NE 104TH ST
006	326530	0455	9/10/2008	375,000	355,000	1,130	7	1985	3	5,942	N	N	9721 19TH AVE NE
006	116000	0050	4/30/2008	405,000	370,000	1,160	7	1976	3	6,900	N	N	1029 NE NORTHGATE WAY
006	510140	4425	6/23/2009	379,000	376,000	1,170	7	1957	3	7,280	N	N	9411 20TH AVE NE
006	743450	0225	10/16/2008	428,000	408,000	1,170	7	1948	4	6,650	N	N	1241 NE 104TH ST
006	326530	0105	6/25/2008	410,000	380,000	1,170	7	1952	3	5,200	N	N	9820 17TH AVE NE
006	510140	7315	3/13/2008	330,000	297,000	1,200	7	1947	3	6,496	N	N	10317 20TH AVE NE
006	116000	0135	12/8/2009	350,000	350,000	1,220	7	1949	3	6,700	N	N	10838 11TH AVE NE
006	510140	5328	3/25/2008	392,500	355,000	1,250	7	1987	3	6,361	N	N	2109 NE 100TH ST
006	116000	0185	10/30/2009	415,000	415,000	1,270	7	1947	3	7,800	N	N	10823 12TH AVE NE
006	510140	2629	9/4/2009	389,000	388,000	1,280	7	1947	3	7,105	Y	N	1529 NE 92ND ST
006	890200	0211	8/20/2009	330,000	329,000	1,317	7	2009	3	1,647	Y	N	10536 24TH AVE NE
006	510140	4935	10/6/2008	388,500	370,000	1,320	7	1977	3	10,920	N	N	9512 20TH AVE NE
006	890200	0210	11/11/2009	309,000	309,000	1,341	7	2009	3	1,043	Y	N	10534 24TH AVE NE
006	890200	0208	7/7/2009	324,000	322,000	1,341	7	2009	3	1,220	Y	N	10532 24TH AVE NE

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Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
006	510140	8480	9/11/2009	350,000	349,000	1,380	7	1961	3	5,413	N	N	556 NE 104TH ST
006	890150	0135	7/17/2008	460,000	429,000	1,380	7	1940	3	7,400	N	N	1900 NE 105TH ST
006	292604	9125	11/6/2008	399,900	383,000	1,420	7	1983	3	7,520	N	N	816 NE 105TH ST
006	510140	7650	9/23/2008	476,000	452,000	1,420	7	1942	4	9,570	N	N	2014 NE 104TH ST
006	510140	5930	6/15/2009	428,000	424,000	1,430	7	1998	3	5,940	N	N	2319 NE 103RD ST
006	510140	5553	3/4/2008	500,000	449,000	1,440	7	1946	4	5,376	N	N	10012 15TH AVE NE
006	890100	0875	2/29/2008	470,000	421,000	1,490	7	1941	5	7,241	N	N	10716 19TH AVE NE
006	288770	0451	6/20/2008	635,000	588,000	1,510	7	1928	5	5,035	N	N	8257 17TH AVE NE
006	510140	8736	4/16/2008	430,000	391,000	1,560	7	1979	4	5,220	N	N	817 NE 104TH ST
006	802420	2550	1/16/2008	460,000	406,000	1,620	7	1924	3	7,750	N	N	1720 NE 97TH ST
006	510040	0300	1/22/2009	375,000	364,000	1,690	7	1974	3	6,160	N	N	8502 17TH AVE NE
006	890100	0972	10/20/2009	425,000	424,000	1,710	7	1985	3	7,477	N	N	10713 20TH AVE NE
006	510140	2238	7/10/2009	413,000	410,000	1,740	7	1990	3	5,006	Y	N	1721 NE 90TH ST
006	890100	0745	8/11/2008	542,000	509,000	2,070	7	1938	4	7,211	N	N	10726 17TH AVE NE
006	510140	5802	8/17/2009	580,000	577,000	2,830	7	1966	4	8,924	N	N	10024 20TH AVE NE
006	510140	8774	2/15/2008	561,000	500,000	1,010	8	1958	3	8,120	N	N	842 NE 103RD ST
006	802420	1565	1/2/2008	359,900	316,000	1,240	8	1950	5	5,111	N	N	1511 NE 100TH ST
006	802420	2080	1/14/2008	510,000	450,000	1,250	8	2007	3	6,388	Y	N	1516 NE 96TH ST
006	116000	0365	7/20/2009	415,000	412,000	1,310	8	1951	3	8,704	N	N	10702 14TH AVE NE
006	510140	5713	8/19/2009	360,000	358,000	1,320	8	1952	3	8,800	N	N	10025 20TH AVE NE
006	147220	0045	1/15/2008	390,000	344,000	1,330	8	1956	3	6,039	N	N	10511 12TH AVE NE
006	802420	2180	5/11/2009	425,000	419,000	1,440	8	1986	3	5,080	N	N	1540 NE 95TH ST
006	288770	0501	2/12/2008	377,450	336,000	1,532	8	2007	3	1,003	N	N	8230 A 17TH AVE NE
006	802420	1857	7/15/2008	520,000	485,000	1,570	8	1993	3	5,045	N	N	1540 NE 97TH ST
006	288770	0306	6/11/2009	357,000	353,000	1,740	8	1928	2	4,275	N	N	8228 16TH AVE NE
006	557720	0300	7/27/2009	465,000	462,000	1,770	8	1983	3	8,594	N	N	1535 NE 103RD ST
006	510140	2324	9/23/2009	510,000	509,000	1,780	8	1938	3	14,500	Y	N	1540 NE 90TH ST
006	890200	0008	2/12/2009	440,000	429,000	1,790	8	1950	3	7,182	N	N	2318 NE 105TH ST
006	510140	7665	3/19/2009	482,500	473,000	1,850	8	1947	3	9,570	N	N	2028 NE 104TH ST
006	510140	2212	4/15/2008	570,000	518,000	1,870	8	1992	3	6,510	N	N	1709 NE 90TH ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
006	802420	1850	4/1/2008	567,450	514,000	1,910	8	1970	3	6,587	N	N	9701 17TH AVE NE
006	890200	0047	7/24/2009	435,000	432,000	1,990	8	1973	4	7,600	N	N	10540 23RD AVE NE
006	741120	0053	10/8/2008	586,750	559,000	1,990	8	1996	3	3,792	Y	N	8508 16TH AVE NE
006	510140	0940	12/10/2009	500,000	500,000	2,010	8	1952	4	7,056	N	N	8600 15TH AVE NE
006	802420	2450	4/17/2009	419,000	412,000	2,090	8	1957	3	12,127	N	N	1718 NE 96TH ST
006	890100	0786	11/13/2009	645,000	645,000	2,530	8	2007	3	7,494	N	N	10741 19TH AVE NE
006	890100	0785	6/16/2009	645,000	639,000	2,700	8	2007	3	7,494	N	N	10745 19TH AVE NE
006	890200	0140	9/16/2009	419,000	418,000	2,830	8	1939	3	12,600	N	N	10814 23RD AVE NE
006	510140	8889	8/19/2009	612,000	609,000	2,840	8	2008	3	4,637	N	N	550 NE 103RD ST
006	510140	2334	11/10/2009	624,580	624,000	1,620	9	2009	3	7,250	Y	N	1517 NE 91ST ST
006	510140	7286	8/14/2009	562,000	559,000	2,280	9	2005	3	5,926	N	N	1733 NE 104TH ST
006	326530	0415	6/11/2009	599,500	593,000	2,330	9	2008	3	2,756	N	N	9709 19TH AVE NE
006	510140	8751	5/14/2009	670,000	661,000	3,040	9	2008	3	5,001	N	N	837 NE 104TH ST
006	510140	8750	7/7/2009	685,000	680,000	3,050	9	2008	3	5,001	N	N	835 NE 104TH ST
006	743450	0215	9/23/2009	570,000	569,000	2,190	10	2008	3	3,393	N	N	1231 NE 104TH ST
006	510140	2618	4/24/2009	840,000	827,000	2,890	10	2008	3	7,105	Y	N	1513 NE 92ND ST
007	354440	0295	9/15/2009	340,000	339,000	820	7	2002	3	5,100	N	N	411 NE 82ND ST
007	860490	0216	4/23/2009	299,000	294,000	890	7	1926	3	3,600	N	N	1118 NE 80TH ST
007	297980	0320	4/24/2008	484,000	441,000	950	7	1915	5	5,580	N	N	7841 12TH AVE NE
007	688480	0425	7/15/2009	449,000	446,000	1,030	7	1923	4	3,840	N	N	8045 BROOKLYN AVE NE
007	287860	0540	9/25/2009	395,000	394,000	1,050	7	1905	5	5,400	N	N	8208 5TH AVE NE
007	688480	0330	6/16/2009	375,000	371,000	1,090	7	1925	3	4,275	N	N	8018 BROOKLYN AVE NE
007	246440	0830	12/2/2009	380,000	380,000	1,130	7	1938	3	3,762	Y	N	833 NE 78TH ST
007	246440	0300	2/29/2008	512,500	459,000	1,150	7	1925	5	3,880	N	N	608 NE 78TH ST
007	688480	0415	9/10/2008	480,000	454,000	1,210	7	1925	4	3,760	N	N	8053 BROOKLYN AVE NE
007	287860	1335	12/31/2008	437,000	423,000	1,250	7	1926	3	3,737	N	N	514 NE 80TH ST
007	373590	1590	4/8/2008	445,000	404,000	1,260	7	1926	3	4,080	N	N	810 NE 80TH ST
007	354440	0305	12/17/2008	438,000	423,000	1,270	7	1927	3	5,100	N	N	408 NE 81ST ST
007	373590	1520	7/3/2008	445,000	414,000	1,380	7	1941	3	4,590	N	N	834 NE 80TH ST
007	206110	0255	5/19/2009	415,000	410,000	1,390	7	1987	3	7,440	N	N	8237 4TH AVE NE

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Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
007	354440	0136	1/21/2009	475,000	461,000	1,410	7	1926	3	3,536	Y	N	8112 LATONA AVE NE
007	287860	0315	7/7/2008	475,000	442,000	1,420	7	1948	3	6,120	N	N	551 NE 84TH ST
007	287860	0275	8/12/2008	350,000	329,000	1,430	7	1926	3	3,366	N	N	535 NE 84TH ST
007	373590	0025	4/13/2009	529,000	520,000	1,440	7	1928	4	4,080	N	N	807 NE 85TH ST
007	246440	0095	2/28/2008	503,000	451,000	1,480	7	1908	5	4,559	N	N	502 NE 79TH ST
007	297980	0762	11/23/2009	320,000	320,000	1,484	7	2003	3	1,761	N	N	7543 A 11TH AVE NE
007	373590	1345	7/1/2008	540,000	502,000	1,550	7	1927	4	4,590	N	N	822 NE 81ST ST
007	373590	0425	4/22/2009	413,834	407,000	1,590	7	1928	3	4,080	N	N	815 NE 84TH ST
007	373590	1335	9/8/2008	635,000	600,000	1,640	7	1927	5	3,060	N	N	816 NE 81ST ST
007	297980	0770	3/27/2008	436,600	395,000	1,650	7	1923	3	2,980	N	N	7537 11TH AVE NE
007	297980	0520	7/17/2009	510,000	507,000	1,670	7	1925	5	5,616	N	N	7916 ROOSEVELT WAY NE
007	297980	0785	1/3/2008	500,000	439,000	1,680	7	1923	3	4,800	N	N	7527 LAKE CITY WAY NE
007	287860	0855	5/5/2009	540,000	532,000	1,760	7	1929	5	3,060	N	N	534 NE 82ND ST
007	688480	0180	4/4/2008	625,000	566,000	1,790	7	1927	5	3,610	N	N	8044 14TH AVE NE
007	287860	1460	8/14/2008	445,000	418,000	1,850	7	1908	3	5,100	N	N	558 NE 80TH ST
007	246440	0355	6/23/2008	553,000	513,000	1,010	8	1930	5	4,365	N	N	523 NE 79TH ST
007	206110	0336	10/1/2009	443,000	442,000	1,260	8	1940	3	7,440	N	N	8224 LATONA AVE NE
007	297980	0902	8/28/2009	357,000	356,000	1,338	8	2008	3	1,053	N	N	1115 NE 78TH ST
007	297980	0900	9/22/2009	362,000	361,000	1,431	8	2008	3	1,415	N	N	7577 LAKE CITY WAY NE
007	373590	0590	9/29/2009	439,000	438,000	1,460	8	1951	3	5,742	N	N	852 NE 83RD ST
007	297980	0903	3/16/2009	371,000	363,000	1,470	8	2008	3	1,236	N	N	1111 NE 78TH ST
007	206110	0410	9/29/2008	489,500	465,000	1,470	8	1966	4	5,040	N	N	223 NE 85TH ST
007	206110	0750	4/29/2008	599,000	547,000	1,500	8	1973	3	8,320	Y	N	105 NE 85TH ST
007	681360	1380	4/3/2008	555,000	503,000	1,540	8	1928	3	5,129	Y	N	209 NE 82ND ST
007	287860	0180	1/10/2008	625,000	551,000	1,560	8	1929	5	3,600	N	N	8403 8TH AVE NE
007	287860	1120	7/24/2008	690,000	645,000	1,620	8	1926	5	4,080	N	N	521 NE 82ND ST
007	297980	0904	4/22/2009	375,000	369,000	1,624	8	2008	3	1,162	N	N	1113 NE 78TH ST
007	354490	0116	11/9/2009	519,950	520,000	1,650	8	1931	4	3,900	N	N	8012 4TH AVE NE
007	860490	0375	12/9/2008	561,500	541,000	1,800	8	1908	5	7,500	N	N	8024 11TH AVE NE
007	373590	0890	3/3/2009	630,600	617,000	2,130	8	1926	5	5,406	N	N	840 NE 82ND ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
007	287860	0100	4/14/2009	600,000	590,000	1,820	9	1925	5	6,120	N	N	508 NE 84TH ST
007	354390	0055	12/2/2008	730,000	703,000	2,590	9	1925	5	5,000	Y	N	600 NE 77TH ST
007	373590	0005	8/25/2009	640,000	637,000	2,978	10	2008	3	2,550	N	N	8410 8TH AVE NE
008	802420	1415	9/23/2008	300,000	285,000	630	6	1926	2	5,110	N	N	1207 NE 100TH ST
008	802420	1245	8/6/2008	355,000	333,000	690	6	1929	4	5,110	N	N	1206 NE 96TH ST
008	322604	9124	4/24/2009	332,000	327,000	700	6	1928	3	3,990	N	N	349 NE 91ST ST
008	510240	0071	7/8/2009	257,200	255,000	720	6	1920	3	2,939	N	N	545 NE 91ST ST
008	802420	1430	3/20/2009	335,000	328,000	730	6	1926	3	5,110	N	N	1219 NE 100TH ST
008	802420	1240	1/2/2008	390,000	343,000	770	6	1927	5	5,110	N	N	1210 NE 96TH ST
008	510140	6339	7/29/2009	320,000	318,000	820	6	1926	4	6,380	N	N	1221 NE 102ND ST
008	691470	0170	12/16/2008	210,000	203,000	1,220	6	1926	2	1,720	N	N	810 NE 97TH ST
008	510140	6279	2/12/2009	412,000	402,000	130	7	2003	3	6,380	N	N	1240 NE 102ND ST
008	322604	9562	2/12/2008	264,000	235,000	755	7	2005	3	1,519	N	N	9408 B 1ST AVE NE
008	510240	0125	7/6/2009	448,000	445,000	780	7	1930	3	7,022	N	N	532 NE 90TH ST
008	510240	0055	4/24/2008	485,000	442,000	780	7	1931	5	7,022	N	N	525 NE 91ST ST
008	510040	3283	5/8/2009	352,000	347,000	800	7	1927	4	6,380	N	N	1016 NE 91ST ST
008	322604	9100	6/19/2009	362,500	359,000	810	7	1927	3	3,929	N	N	351 NE 90TH ST
008	510040	3546	7/6/2009	347,000	344,000	850	7	1941	3	4,930	N	N	505 NE 94TH ST
008	510040	2230	11/9/2009	375,000	375,000	860	7	1938	4	5,413	N	N	8914 12TH AVE NE
008	510040	2368	10/15/2008	475,000	453,000	860	7	1926	5	6,380	N	N	1033 NE 90TH ST
008	510140	6543	4/17/2008	420,000	382,000	860	7	1942	3	6,380	N	N	819 NE 102ND ST
008	510040	4725	11/19/2009	340,000	340,000	880	7	1940	3	4,828	N	N	9420 5TH AVE NE
008	510040	3474	6/16/2009	342,500	339,000	890	7	1924	4	5,002	N	N	518 A NE 91ST ST
008	510040	1714	7/26/2008	350,000	327,000	890	7	1951	3	4,080	N	N	8821 15TH AVE NE
008	510140	6174	7/24/2008	430,000	402,000	930	7	1940	4	6,380	N	N	1036 NE 102ND ST
008	510040	3624	2/18/2008	425,000	379,000	930	7	1940	3	5,413	N	N	9225 8TH AVE NE
008	510040	0060	10/14/2009	380,000	379,000	940	7	1951	3	6,380	N	N	533 NE 86TH ST
008	510040	3151	10/29/2008	334,000	319,000	950	7	1926	4	5,413	N	N	9118 12TH AVE NE
008	510040	1690	12/15/2008	365,700	353,000	960	7	1928	3	6,380	N	N	1224 NE 88TH ST
008	802420	0060	8/25/2009	445,000	443,000	980	7	1939	4	5,108	N	N	1035 NE 100TH ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
008	802420	0765	5/9/2008	350,000	320,000	980	7	1941	3	6,897	N	N	1051 NE 96TH ST
008	802420	0795	11/5/2009	445,000	445,000	990	7	1941	5	6,131	N	N	1052 NE 95TH ST
008	510040	1348	8/25/2009	380,000	378,000	990	7	1912	3	5,413	N	N	8619 8TH AVE NE
008	510040	1374	4/10/2009	490,000	482,000	990	7	2009	3	4,930	N	N	8804 5TH AVE NE
008	510040	3561	10/16/2008	399,000	381,000	990	7	1941	3	4,930	N	N	9200 5TH AVE NE
008	510040	2848	6/15/2009	365,000	361,000	1,020	7	1917	3	6,525	N	N	1230 NE 90TH ST
008	510140	4900	2/3/2009	325,000	316,000	1,030	7	1940	3	4,136	N	N	9510 8TH AVE NE
008	802420	0272	7/2/2009	450,000	446,000	1,070	7	1966	3	5,108	N	N	1039 NE 98TH ST
008	510140	5088	1/29/2008	460,000	408,000	1,080	7	1926	5	6,380	N	N	810 NE 96TH ST
008	510040	3204	7/15/2009	395,000	392,000	1,100	7	1951	4	5,800	N	N	1245 NE 92ND ST
008	394690	0040	12/1/2008	518,000	499,000	1,100	7	1945	5	7,387	N	N	334 NE 88TH ST
008	510040	3818	8/27/2009	313,000	312,000	1,108	7	2009	3	1,128	N	N	9207 ROOSEVELT WAY NE
008	510040	2581	2/12/2009	359,000	350,000	1,110	7	1936	3	6,380	N	N	557 NE 90TH ST
008	510040	3321	5/12/2009	388,600	383,000	1,120	7	1994	4	6,380	N	N	1042 NE 91ST ST
008	802420	0970	6/3/2008	440,500	406,000	1,130	7	1952	3	5,040	N	N	9515 15TH AVE NE
008	437070	0095	2/20/2008	530,000	474,000	1,130	7	1927	5	4,246	N	N	114 NE 85TH ST
008	199520	0105	11/19/2009	399,000	399,000	1,140	7	1939	5	8,568	N	N	220 NE 92ND ST
008	510040	2569	10/9/2009	521,725	521,000	1,150	7	1926	4	6,380	N	N	530 NE 89TH ST
008	802420	1450	10/7/2009	400,000	399,000	1,170	7	1926	4	5,111	N	N	1235 NE 100TH ST
008	510040	3351	9/5/2008	415,000	392,000	1,170	7	1930	3	3,920	N	N	9116 8TH AVE NE
008	394690	0005	4/8/2009	389,000	382,000	1,190	7	1940	3	6,061	N	N	8825 5TH AVE NE
008	510140	5136	4/28/2008	470,000	429,000	1,200	7	1928	3	4,930	N	N	9615 ROOSEVELT WAY NE
008	510040	2359	5/11/2009	410,000	405,000	1,220	7	1915	4	6,380	N	N	1010 NE 89TH ST
008	610840	0020	10/22/2008	465,000	444,000	1,240	7	1942	4	7,006	N	N	8532 4TH AVE NE
008	437070	0090	8/18/2008	380,000	358,000	1,270	7	1927	3	4,246	N	N	118 NE 85TH ST
008	510040	4755	8/25/2009	369,950	368,000	1,280	7	1939	3	6,380	N	N	519 NE 95TH ST
008	510040	1363	8/25/2009	359,000	358,000	1,290	7	1938	3	4,930	N	N	8826 5TH AVE NE
008	510040	2535	11/21/2008	418,000	402,000	1,300	7	1949	3	6,856	N	N	519 NE 90TH ST
008	510040	3991	11/4/2008	549,950	527,000	1,300	7	1964	4	5,800	N	N	1230 NE 92ND ST
008	510040	2584	6/26/2008	550,000	510,000	1,310	7	1970	3	6,380	N	N	546 NE 89TH ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
008	510040	1582	8/4/2009	473,000	470,000	1,320	7	1926	5	6,380	N	N	1014 NE 88TH ST
008	510140	4019	4/8/2009	315,000	310,000	1,330	7	1946	3	4,896	N	N	9219 15TH AVE NE
008	510040	3420	6/18/2009	388,000	384,000	1,340	7	1928	3	6,380	N	N	844 NE 91ST ST
008	802420	0485	12/3/2008	450,000	433,000	1,340	7	1929	5	5,108	N	N	1021 NE 97TH ST
008	322604	9545	10/6/2008	497,000	473,000	1,340	7	1993	3	5,000	N	N	317 NE 91ST ST
008	322604	9180	8/12/2009	460,000	458,000	1,370	7	1977	3	6,089	N	N	9017 LATONA AVE NE
008	227400	0050	1/27/2009	533,750	519,000	1,370	7	1927	5	5,718	N	N	843 NE 96TH ST
008	394690	0045	12/10/2008	515,000	497,000	1,370	7	1945	5	7,387	N	N	328 NE 88TH ST
008	510140	4656	10/24/2008	375,000	358,000	1,380	7	1928	3	6,090	N	N	829 NE 95TH ST
008	510140	4687	10/14/2009	349,950	349,000	1,385	7	2009	3	1,299	N	N	850 B NE 94TH ST
008	510040	1085	12/29/2008	406,000	393,000	1,400	7	1926	4	7,088	N	N	8607 15TH AVE NE
008	510040	2758	6/19/2008	471,000	436,000	1,400	7	1928	3	6,380	N	N	1035 NE 91ST ST
008	510140	4686	11/5/2009	379,950	380,000	1,405	7	2009	3	1,295	N	N	850 A NE 94TH ST
008	802420	1166	2/4/2009	380,000	370,000	1,430	7	1995	3	5,040	N	N	9607 15TH AVE NE
008	510040	1150	7/28/2008	480,000	449,000	1,460	7	1932	3	5,189	N	N	8622 8TH AVE NE
008	802420	0945	9/22/2008	412,766	392,000	1,530	7	1930	5	4,727	N	N	1249 NE 96TH ST
008	510140	4688	10/20/2009	369,950	369,000	1,537	7	2009	3	1,480	N	N	852 B NE 94TH ST
008	510140	4690	10/14/2009	369,950	369,000	1,537	7	2009	3	1,426	N	N	852 A NE 94TH ST
008	322604	9136	7/13/2009	435,000	432,000	1,580	7	1941	3	5,234	N	N	9025 5TH AVE NE
008	510040	1226	9/25/2008	425,000	403,000	1,770	7	1961	4	6,380	N	N	838 NE 86TH ST
008	510040	4803	7/8/2008	425,000	396,000	1,830	7	1938	3	6,380	N	N	548 NE 94TH ST
008	510140	6119	5/30/2008	520,000	479,000	2,030	7	1992	3	4,930	N	N	10200 ROOSEVELT WAY NE
008	510240	0045	11/6/2008	435,000	417,000	870	8	1931	5	7,023	N	N	515 NE 91ST ST
008	322604	9395	1/17/2008	415,000	367,000	1,050	8	1953	4	6,769	N	N	8854 1ST AVE NE
008	510040	3130	3/26/2008	448,000	405,000	1,110	8	1948	3	7,378	N	N	1256 NE 90TH ST
008	437070	0040	3/3/2008	399,999	359,000	1,110	8	1947	3	8,698	N	N	8520 2ND AVE NE
008	510040	3465	7/6/2009	445,000	442,000	1,220	8	1955	3	6,380	N	N	515 NE 92ND ST
008	510040	0155	9/18/2009	510,000	509,000	1,260	8	2009	3	6,380	N	N	831 NE 86TH ST
008	802420	0683	2/4/2009	372,000	362,000	1,270	8	2007	3	1,413	N	N	9608 A ROOSEVELT WAY NE
008	510040	3809	6/11/2008	350,000	324,000	1,285	8	2008	3	975	N	N	9215 C ROOSEVELT WAY NE

Improved Sales Used In This Physical Inspection Analysis
Area 7

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
008	510040	3808	5/2/2008	359,999	329,000	1,285	8	2008	3	1,255	N	N	9215 D ROOSEVELT WAY NE
008	510040	3811	4/17/2008	365,000	332,000	1,285	8	2008	3	1,253	N	N	9215 A ROOSEVELT WAY NE
008	802420	1350	11/9/2009	495,000	495,000	1,420	8	1947	4	10,222	N	N	1240 NE 97TH ST
008	510040	3806	5/9/2008	377,499	346,000	1,425	8	2008	3	1,179	N	N	9217 A ROOSEVELT WAY NE
008	510040	3807	4/29/2008	380,000	347,000	1,425	8	2008	3	1,164	N	N	9217 B ROOSEVELT WAY NE
008	510040	3447	3/8/2009	492,000	481,000	1,430	8	1930	4	4,930	N	N	9122 5TH AVE NE
008	510140	5140	1/21/2009	380,000	369,000	1,433	8	2008	3	1,189	N	N	9611 A ROOSEVELT WAY NE
008	510040	3438	12/4/2009	402,000	402,000	1,440	8	2005	3	1,328	N	N	858 A NE 91ST ST
008	510140	5143	4/21/2009	390,000	384,000	1,440	8	2008	3	1,338	N	N	9613 B ROOSEVELT WAY NE
008	510140	5141	4/13/2009	390,000	383,000	1,440	8	2008	3	1,322	N	N	9613 A ROOSEVELT WAY NE
008	510040	3443	5/28/2009	362,700	359,000	1,450	8	2005	3	1,098	N	N	9101 B ROOSEVELT WAY NE
008	510040	3437	1/12/2009	410,000	398,000	1,450	8	2005	3	1,320	N	N	858 B 91ST AVE NE
008	691470	0077	6/4/2008	420,000	387,000	1,584	8	2006	3	1,218	N	N	9723 ROOSEVELT WAY NE
008	510040	2347	6/10/2008	540,000	499,000	1,600	8	1930	4	6,380	N	N	1019 NE 90TH ST
008	510040	3642	6/26/2008	600,000	557,000	1,660	8	1960	3	8,119	N	N	9201 8TH AVE NE
008	510140	5134	5/1/2008	417,500	381,000	1,730	8	2008	3	1,785	N	N	9619 ROOSEVELT WAY NE
008	691470	0115	8/4/2008	675,000	633,000	1,750	8	2005	3	4,612	N	N	846 NE 97TH ST
008	510040	1525	6/18/2008	715,000	662,000	1,940	8	1907	5	6,380	N	N	842 NE 88TH ST
008	691470	0180	5/19/2009	559,500	553,000	2,000	8	1927	4	7,694	N	N	9710 8TH AVE NE
008	510040	1194	3/14/2008	605,300	545,000	2,010	8	1967	4	7,250	N	N	827 NE 88TH ST
008	510140	5135	4/9/2008	410,000	372,000	2,060	8	2008	3	2,410	N	N	9617 ROOSEVELT WAY NE
008	322604	9552	8/4/2009	589,000	586,000	2,350	8	1997	3	7,683	Y	N	8801 LATONA AVE NE
008	668750	0015	9/29/2008	487,500	463,000	2,530	8	1942	4	6,818	N	N	419 NE 88TH ST
008	802420	0912	8/18/2009	495,000	493,000	2,580	8	2001	3	5,014	N	N	1215 NE 96TH ST
008	510040	1357	3/13/2008	685,000	616,000	2,260	9	1990	3	5,666	N	N	8603 8TH AVE NE
008	510140	6125	3/16/2009	680,000	666,000	2,350	9	2008	3	6,380	N	N	1021 NE 103RD ST
008	510140	6120	5/15/2008	810,000	743,000	2,350	9	2007	3	6,380	N	N	1017 NE 103RD ST
008	510140	6231	7/15/2008	830,000	774,000	2,490	9	2005	3	6,380	N	N	1221 NE 103RD ST
008	199520	0150	9/30/2009	699,995	699,000	2,640	9	2008	3	5,712	N	N	221 NE 94TH ST
008	510040	2857	5/28/2009	899,000	889,000	2,700	9	2008	3	6,380	N	N	1239 NE 91ST ST

***Improved Sales Used In This Physical Inspection Analysis
Area 7***

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water- front	Situs Address
008	510040	2250	4/28/2009	933,000	919,000	3,020	9	2008	3	6,380	N	N	1217 NE 90TH ST
008	510040	2255	8/1/2008	995,000	932,000	3,020	9	2008	3	6,380	N	N	1221 NE 90TH ST

**Improved Sales Removed From This Physical Inspection Analysis
Area 7**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
003	082000	0016	1/8/2008	315,950	FORCED SALE;
003	156010	0035	5/26/2008	139,166	QUIT CLAIM DEED; & OTHER WARNINGS
003	156010	0105	2/20/2008	320,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
003	204450	0111	9/24/2009	394,000	NO MARKET EXPOSURE;
003	232530	0064	5/27/2008	339,950	NO MARKET EXPOSURE;
003	292604	9545	8/19/2008	18,942	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR;
003	292604	9550	7/21/2008	320,000	NO MARKET EXPOSURE;
003	292604	9603	5/16/2008	350,000	NO MARKET EXPOSURE;
003	527220	0055	6/2/2008	335,000	NO MARKET EXPOSURE; & OTHER WARNINGS
003	572450	0341	11/10/2008	109,591	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR;
003	641310	0240	12/21/2009	170,050	RELATED PARTY, FRIEND, OR NEIGHBOR; & OTHER WARN
003	641310	0323	9/5/2008	119,000	PARTIAL INTEREST (1/3, 1/2, Etc.);
003	641310	0323	9/5/2008	183,000	PARTIAL INTEREST (1/3, 1/2, Etc.);
003	641360	0070	7/10/2008	150,000	QUIT CLAIM DEED;
003	641360	0081	8/13/2009	320,000	RELATED PARTY, FRIEND, OR NEIGHBOR; & OTHER WARN
003	641410	0013	6/2/2009	141,675	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR;
003	641410	0030	2/19/2008	365,000	SEGREGATION AND/OR MERGER;
003	925990	0045	7/28/2009	308,000	NO MARKET EXPOSURE;
006	116000	0050	6/30/2008	184,085	QUIT CLAIM DEED;
006	288770	0451	2/19/2008	635,000	RELOCATION - SALE TO SERVICE;
006	326530	0420	12/9/2008	729,500	MULTI-PARCEL SALE;
006	326530	0425	12/9/2008	729,500	MULTI-PARCEL SALE;
006	510040	0300	3/15/2008	173,392	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR;
006	510040	0355	9/28/2009	285,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; &
006	510140	0880	1/22/2009	200,000	RELATED PARTY, FRIEND, OR NEIGHBOR; & OTHER WARN
006	510140	1780	11/4/2009	375,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
006	510140	2334	3/29/2008	320,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; & OTHER
006	510140	2556	6/12/2009	89,576	QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.);
006	510140	4059	9/29/2008	285,906	QUESTIONABLE PER APPRAISAL;
006	510140	4923	4/24/2009	450,000	NEW CONSTRUCTION DOLLARS > 0
006	510140	5006	7/18/2008	145,569	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR;
006	510140	5915	7/23/2008	167,500	QUIT CLAIM DEED; & OTHER WARNINGS
006	741120	0046	9/18/2009	55,108	PARTIAL INTEREST (1/3, 1/2, Etc.); AND OTHER WARNINGS;
006	741120	0060	7/10/2008	551,000	NEW CONSTRUCTION DOLLARS > 0
006	802420	1965	1/24/2008	470,000	MULTIPLE IMPS
006	890100	0165	4/8/2009	250,000	NON-REPRESENTATIVE SALE;
006	890100	1409	8/17/2009	410,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
006	890150	0105	3/12/2008	465,000	NO MARKET EXPOSURE; & OTHER WARNINGS
006	890200	0045	8/4/2008	265,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
006	890200	0200	10/9/2008	1,600,000	MULTI-PARCEL SALE;
006	890200	0204	10/9/2008	1,600,000	MULTI-PARCEL SALE;

**Improved Sales Removed From This Physical Inspection Analysis
Area 7**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
006	890200	0205	10/9/2008	1,600,000	MULTI-PARCEL SALE;
006	890200	0206	10/9/2008	1,600,000	MULTI-PARCEL SALE;
006	890200	0207	10/9/2008	1,600,000	MULTI-PARCEL SALE;
006	890200	0270	11/6/2009	100,000	NO MARKET EXPOSURE; & OTHER WARNINGS
006	890200	0270	7/27/2009	20,000	NO MARKET EXPOSURE; & OTHER WARNINGS
007	206110	0480	9/29/2009	242,924	QUIT CLAIM DEED; & OTHER WARNINGS
007	246440	0525	5/12/2008	300,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
007	297980	0407	5/20/2008	350,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
007	297980	0435	11/11/2009	429,444	NEW CONSTRUCTION DOLLARS > 0
007	297980	0785	8/20/2009	504,300	PREVIOUS IMP VALUE < \$25,001
007	297980	1200	6/17/2008	235,000	RELATED PARTY, FRIEND, OR NEIGHBOR; & OTHER WARN
007	614870	0140	6/16/2009	365,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
007	688480	0485	2/28/2008	481,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
008	199520	0260	8/28/2008	745,000	NEW CONSTRUCTION DOLLARS > 0
008	199520	0390	6/25/2008	350,000	NO MARKET EXPOSURE;
008	322604	9091	4/8/2008	202,500	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR;
008	322604	9112	12/18/2009	630,000	NEW CONSTRUCTION DOLLARS > 0
008	322604	9112	4/8/2009	155,000	TEAR DOWN; & OTHER WARNINGS
008	322604	9170	4/21/2009	194,000	NON-REPRESENTATIVE SALE; & OTHER WARNINGS
008	322604	9560	6/8/2009	124,275	QUIT CLAIM DEED; & OTHER WARNINGS
008	510040	0010	9/10/2009	400,000	NO MARKET EXPOSURE;
008	510040	1330	10/16/2009	319,000	NO MARKET EXPOSURE;
008	510040	2296	3/17/2008	144,574	QUIT CLAIM DEED; & OTHER WARNINGS
008	510040	2532	12/10/2008	200,000	NO MARKET EXPOSURE;
008	510040	3543	5/9/2008	200,000	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR;
008	510040	3805	4/22/2008	389,999	BUILDER OR DEVELOPER SALES;
008	510040	3810	5/19/2008	359,999	BUILDER OR DEVELOPER SALES;
008	510040	3817	7/7/2009	312,000	BUILDER OR DEVELOPER SALES;
008	510040	3926	4/24/2009	16,000	QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.);
008	510040	3945	8/12/2009	399,000	NO MARKET EXPOSURE;
008	510040	3990	12/16/2008	445,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
008	510140	4468	12/9/2009	357,100	NO MARKET EXPOSURE;
008	510140	4468	9/3/2008	213,000	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR;
008	510140	4650	3/12/2009	345,000	RELATED PARTY, FRIEND, ETC; & OTHER WARNINGS
008	510140	4674	12/16/2009	478,000	NEW CONSTRUCTION DOLLARS > 0
008	510140	6171	9/26/2008	170,000	RELATED PARTY, FRIEND, OR NEIGHBOR; & OTHER WARN
008	510140	6522	6/15/2009	333,300	NO MARKET EXPOSURE;
008	610840	0050	11/23/2009	191,200	RELATED PARTY, FRIEND, OR NEIGHBOR; & OTHER WARN
008	638600	0130	3/9/2009	552,000	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR;
008	668750	0010	12/4/2009	338,651	RELATED PARTY, FRIEND, OR NEIGHBOR; & OTHER WARN
008	691470	0004	3/20/2008	517,000	NO MARKET EXPOSURE; & OTHER WARNINGS
008	802420	0415	5/12/2009	482,767	NEW CONSTRUCTION DOLLARS > 0
008	802420	1015	8/6/2009	356,000	NEW CONSTRUCTION DOLLARS > 0
008	802420	1210	1/13/2009	320,000	NO MARKET EXPOSURE; & OTHER WARNINGS
008	802420	1350	4/9/2009	217,395	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR;

Model Validation

Total Value Model Conclusions, Recommendations and Validation:

Appraiser judgment prevails in all decisions regarding individual parcel valuation. Each parcel is field reviewed and a value selected based on general and specific data pertaining to the parcel, the neighborhood, and the market. The Appraiser determines which available value estimate may be appropriate and may adjust particular characteristics and conditions as they occur in the valuation area.

The resulting assessment level is 91.5%. The standard statistical measures of valuation performance are all within the IAAO recommended range of .90 to 1.10 and are presented both in the Executive Summary and in the Physical Inspection Ratio Study Report (Before) and (After) included in this report.

Application of these recommended values for the 2010 assessment year (taxes payable in 2011) results in an average total change from the 2009 assessments of +1.4%. This increase is due partly to market changes over time and the previous assessment levels.

The Appraisal Team recommends application of the Appraiser selected values, as indicated by the appropriate model or method.

Note: More details and information regarding aspects of the valuations and the report are retained in the working files and folios kept in the appropriate district office.

Ratio studies of assessments before and after this physical inspection are included later in this report

Area 7 Physical Inspection Ratio Confidence Intervals

These tables provide evidence that assessment levels (NewAV / AdjustedSP * 100%) are equitable across key strata of building, land and location characteristics.

For this purpose, the actual overall 2010 weighted mean of 91.5% in Area 7 has been displayed below. A Lower 95% C.L. greater than 92.5% indicates that values may be relatively high; An Upper 95% C.L. less than 92.5% indicates that values may be relatively low.

When the sales count is low, the uncertainties are larger, and it is difficult to draw valid conclusions. The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

OVERALL	Count	2010 Weighted Mean	2010 Lower 95% C.L.	2010 Upper 95% C.L.
All	360	91%	90%	93%
Bldg Grade	Count	2010 Weighted Mean	2010 Lower 95% C.L.	2010 Upper 95% C.L.
6	23	95%	89%	101%
7	210	92%	91%	94%
8	109	92%	89%	94%
9+	18	84%	79%	90%
Year Built or Year Renovated	Count	2010 Weighted Mean	2010 Lower 95% C.L.	2010 Upper 95% C.L.
1900-1939	98	92%	90%	94%
1940-1959	116	92%	90%	95%
1960-1989	30	93%	89%	98%
1990-2009	116	89%	88%	91%
Condition	Count	2010 Weighted Mean	2010 Lower 95% C.L.	2010 Upper 95% C.L.
Fair	6	93%	82%	104%
Average	260	91%	90%	93%
Good	57	93%	89%	96%
Very Good	37	91%	87%	95%
Stories	Count	2010 Weighted Mean	2010 Lower 95% C.L.	2010 Upper 95% C.L.
1	171	93%	91%	95%
1.5	69	90%	87%	92%
2	43	88%	84%	93%
3+	77	92%	90%	93%
Above Grade Living Area	Count	2010 Weighted Mean	2010 Lower 95% C.L.	2010 Upper 95% C.L.
Less than 1000	86	93%	90%	95%
1000-1500	162	93%	91%	95%
1501-2000	76	90%	88%	92%
2001-2500	19	89%	83%	94%
Greater than 2500	17	87%	79%	96%

Area 7 Physical Inspection Ratio Confidence Intervals

These tables provide evidence that assessment levels (NewAV / AdjustedSP * 100%) are equitable across key strata of building, land and location characteristics.

For this purpose, the actual overall 2010 weighted mean of 91.5% in Area 7 has been displayed below. A Lower 95% C.L. greater than 92.5% indicates that values may be relatively high; An Upper 95% C.L. less than 92.5% indicates that values may be relatively low.

When the sales count is low, the uncertainties are larger, and it is difficult to draw valid conclusions. The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

View Y/N	Count	2010 Weighted Mean	2010 Lower 95% C.L.	2010 Upper 95% C.L.
N	339	92%	90%	93%
Y	21	90%	85%	95%
Wft Y/N	Count	2010 Weighted Mean	2010 Lower 95% C.L.	2010 Upper 95% C.L.
N	360	91%	90%	93%
Y	0	Insuff data		
Sub	Count	2010 Weighted Mean	2010 Lower 95% C.L.	2010 Upper 95% C.L.
3	91	92%	90%	94%
6	103	93%	90%	95%
7	47	90%	88%	93%
8	119	91%	89%	93%
Lot Size	Count	2010 Weighted Mean	2010 Lower 95% C.L.	2010 Upper 95% C.L.
<3001	82	92%	91%	94%
3001-4000	18	90%	84%	96%
4001-7800	220	91%	89%	93%
7801-10000	27	91%	86%	96%
10001+	13	101%	95%	107%
Neighborhood 1 Y/N	Count	2010 Weighted Mean	2010 Lower 95% C.L.	2010 Upper 95% C.L.
N	215	92%	90%	93%
Y	145	91%	89%	93%
Traffic Noise Y/N	Count	2010 Weighted Mean	2010 Lower 95% C.L.	2010 Upper 95% C.L.
N	245	91%	90%	93%
Y	115	92%	90%	94%
Town House Y/N	Count	2010 Weighted Mean	2010 Lower 95% C.L.	2010 Upper 95% C.L.
N	284	91%	90%	93%
Y	76	91%	90%	93%

Physical Inspection Ratio Study Report (Before)

2009 Assessment

District/Team:	NW/3	Appr. Date:	01/01/2009	Date of Report:	5/27/2010	Sales Dates:	01/2008 - 12/2009
Area	Northgate/Maple Leaf	Appr ID:	FLIP	Property Type:	1 to 3 Unit Residences	Adjusted for time?:	YES
SAMPLE STATISTICS							
Sample size (n)	360						
Mean Assessed Value	354,700						
Mean Adj. Sales Price	403,300						
Standard Deviation AV	88,442						
Standard Deviation SP	110,553						
ASSESSMENT LEVEL							
Arithmetic Mean Ratio	0.890						
Median Ratio	0.877						
Weighted Mean Ratio	0.879						
UNIFORMITY							
Lowest ratio	0.641						
Highest ratio:	1.429						
Coefficient of Dispersion	9.86%						
Standard Deviation	0.114						
Coefficient of Variation	12.78%						
Price Related Differential (PRD)	1.012						
RELIABILITY							
95% Confidence: Median							
Lower limit	0.865						
Upper limit	0.888						
95% Confidence: Mean							
Lower limit	0.879						
Upper limit	0.902						
SAMPLE SIZE EVALUATION							
N (population size)	4979						
B (acceptable error - in decimal)	0.05						
S (estimated from this sample)	0.114						
Recommended minimum:	21						
Actual sample size:	360						
Conclusion:	OK						
NORMALITY							
Binomial Test							
# ratios below mean:	203						
# ratios above mean:	157						
z:	2.424						
Conclusion:	Non-normal						

Ratio Frequency

Ratio	Frequency
0.65	8
0.75	65
0.85	146
0.95	87
1.05	37
1.15	12
1.25	4

COMMENTS:

1 to 3 Unit Residences throughout area 7

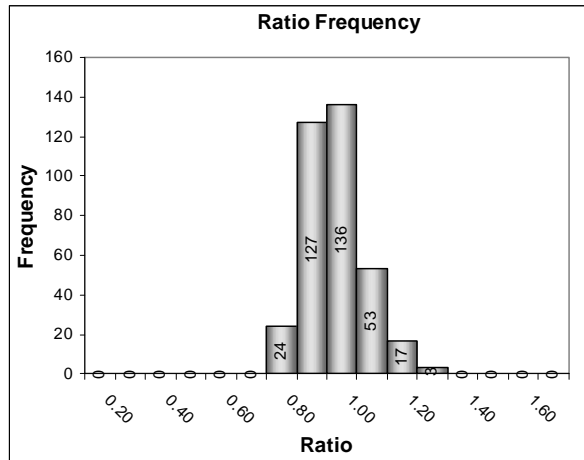
Sales Prices are adjusted for time to the Assessment Date of 1/1/2010

Physical Inspection Ratio Study Report (After)

2010 Assessment

District/Team: NW/3	Appr. Date: 01/01/2010	Date of Report: 5/27/2010	Sales Dates: 01/2008-12/2009
Area Northgate/Maple Leaf	Appr ID: FLIP	Property Type: 1 to 3 Unit Residences	Adjusted for time?: YES

SAMPLE STATISTICS	
Sample size (n)	360
Mean Assessed Value	369,000
Mean Adj. Sales Price	403,300
Standard Deviation AV	85,118
Standard Deviation SP	110,553
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.927
Median Ratio	0.915
Weighted Mean Ratio	0.915
UNIFORMITY	
Lowest ratio	0.717
Highest ratio:	1.242
Coefficient of Dispersion	8.07%
Standard Deviation	0.095
Coefficient of Variation	10.30%
Price Related Differential (PRD)	1.013
RELIABILITY	
95% Confidence: Median	
Lower limit	0.905
Upper limit	0.929
95% Confidence: Mean	
Lower limit	0.917
Upper limit	0.937
SAMPLE SIZE EVALUATION	
N (population size)	4979
B (acceptable error - in decimal)	0.05
S (estimated from this sample)	0.095
Recommended minimum:	15
Actual sample size:	360
Conclusion:	OK
NORMALITY	
Binomial Test	
# ratios below mean:	195
# ratios above mean:	165
z:	1.581
Conclusion:	Normal*
*i.e. no evidence of non-normality	



COMMENTS:

1 to 3 Unit Residences throughout area 7

Both assessment level and uniformity have been improved by application of the recommended values.

Sales Prices are adjusted for time to the Assessment Date of 1/1/2010

USPAP Compliance

Client and Intended Use of the Appraisal:

*This mass appraisal report is intended for use only by the King County Assessor and other agencies or departments administering or confirming ad valorem property taxes. Use of this report by others is not intended by the appraiser. The use of this appraisal, analyses and conclusions is limited to the administration of ad valorem property taxes in accordance with Washington State law. As such it is written in concise form to minimize paperwork. The assessor intends that this report conform to the Uniform Standards of Professional Appraisal Practice (USPAP) requirements for a **mass appraisal report** as stated in USPAP SR 6-8. To fully understand this report the reader may need to refer to the Assessor's Property Record Files, Assessors Real Property Data Base, separate studies, Assessor's Procedures, Assessor's field maps, Revalue Plan and the statutes.*

The purpose of this report is to explain and document the methods, data and analysis used in the revaluation of King County. King County is on a six year physical inspection cycle with annual statistical updates. The revaluation plan is approved by Washington State Department of Revenue. The Revaluation Plan is subject to their periodic review.

Definition and date of value estimate:

Market Value

The basis of all assessments is the true and fair value of property. True and fair value means market value (Spokane etc. R. Company v. Spokane County, 75 Wash. 72 (1913); Mason County Overtaxed, Inc. v. Mason County, 62 Wn. 2d (1963); AGO 57-58, No. 2, 1/8/57; AGO 65-66, No. 65, 12/31/65). The true and fair value of a property in money for property tax valuation purposes is its "market value" or amount of money a buyer willing but not obligated to buy would pay for it to a seller willing but not obligated to sell. In arriving at a determination of such value, the assessing officer can consider only those factors which can within reason be said to affect the price in negotiations between a willing purchaser and a willing seller, and he must consider all of such factors. (AGO 65,66, No. 65, 12/31/65)

Retrospective market values are reported herein because the date of the report is subsequent to the effective date of valuation. The analysis reflects market conditions that existed on the effective date of appraisal.

Highest and Best Use

RCW 84.40.030 *All property shall be valued at one hundred percent of its true and fair value in money and assessed on the same basis unless specifically provided otherwise by law.*

An assessment may not be determined by a method that assumes a land usage or highest and best use not permitted, for that property being appraised, under existing zoning or land use planning ordinances or statutes or other government restrictions.

WAC 458-07-030 (3) True and fair value -- Highest and best use. *Unless specifically provided otherwise by statute, all property shall be valued on the basis of its highest and best use for assessment purposes. Highest and best use is the most profitable, likely use to which a property can be put. It is the use which will yield the highest return on the owner's investment. Any reasonable use to which the property may be put may be taken into consideration and if it is peculiarly adapted to some particular use, that fact may be taken into consideration. Uses that are within the realm of possibility, but not*

reasonably probable of occurrence, shall not be considered in valuing property at its highest and best use.

If a property is particularly adapted to some particular use this fact may be taken into consideration in estimating the highest and best use. (Sammish Gun Club v. Skagit County, 118 Wash. 578 (1922)) The present use of the property may constitute its highest and best use. The appraiser shall, however, consider the uses to which similar property similarly located is being put. (Finch v. Grays Harbor County, 121 Wash. 486 (1922)) The fact that the owner of the property chooses to use it for less productive purposes than similar land is being used shall be ignored in the highest and best use estimate. (Sammish Gun Club v. Skagit County, 118 Wash. 578 (1922))

Where land has been classified or zoned as to its use, the county assessor may consider this fact, but he shall not be bound to such zoning in exercising his judgment as to the highest and best use of the property. (AGO 63-64, No. 107, 6/6/64)

Date of Value Estimate

All property now existing, or that is hereafter created or brought into this state, shall be subject to assessment and taxation for state, county, and other taxing district purposes, upon equalized valuations thereof, fixed with reference thereto on the first day of January at twelve o'clock meridian in each year, excepting such as is exempted from taxation by law. [1961 c 15 §84.36.005]

The county assessor is authorized to place any property that is increased in value due to construction or alteration for which a building permit was issued, or should have been issued, under chapter 19.27, 19.27A, or 19.28 RCW or other laws providing for building permits on the assessment rolls for the purposes of tax levy up to August 31st of each year. The assessed valuation of the property shall be considered as of July 31st of that year. [1989 c 246 § 4]

Reference should be made to the property card or computer file as to when each property was valued. Sales consummating before and after the appraisal date may be used and are analyzed as to their indication of value at the date a valuation. If market conditions have changed then the appraisal will state a logical cutoff date after which no market date is used as an indicator of value.

Property rights appraised:

Fee Simple

Wash Constitution Article 7 § 1 Taxation: *All taxes shall be uniform upon the same class of property within the territorial limits of the authority levying the tax and shall be levied and collected for public purposes only. The word "property" as used herein shall mean and include everything, whether tangible or intangible, subject to ownership. All real estate shall constitute one class.*

Trimble v. Seattle, 231 U.S. 683, 689, 58 L. Ed. 435, 34 S. Ct. 218 (1914) *“the entire [fee] estate is to be assessed and taxed as a unit”*

Folsom v. Spokane County, 111 Wn. 2d 256 (1988) *“the ultimate appraisal should endeavor to arrive at the fair market value of the property as if it were an unencumbered fee”*

The definition of fee simple estate as taken from The Third Edition of The Dictionary of Real Estate Appraisal, published by the Appraisal Institute. “Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat.”

Assumptions and Limiting Conditions:

1. *No opinion as to title is rendered. Data on ownership and legal description were obtained from public records. Title is assumed to be marketable and free and clear of all liens and encumbrances, easements and restrictions unless shown on maps or property record files. The property is appraised assuming it to be under responsible ownership and competent management and available for its highest and best use.*
2. *No engineering survey has been made by the appraiser. Except as specifically stated, data relative to size and area were taken from sources considered reliable, and no encroachment of real property improvements is assumed to exist.*
3. *No responsibility for hidden defects or conformity to specific governmental requirements, such as fire, building and safety, earthquake, or occupancy codes, can be assumed without provision of specific professional or governmental inspections.*
4. *Rental areas herein discussed have been calculated in accord with generally accepted industry standards.*
5. *The projections included in this report are utilized to assist in the valuation process and are based on current market conditions and anticipated short term supply demand factors. Therefore, the projections are subject to changes in future conditions that cannot be accurately predicted by the appraiser and could affect the future income or value projections.*
6. *The property is assumed uncontaminated unless the owner comes forward to the Assessor and provides other information.*
7. *The appraiser is not qualified to detect the existence of potentially hazardous material which may or may not be present on or near the property. The existence of such substances may have an effect on the value of the property. No consideration has been given in this analysis to any potential diminution in value should such hazardous materials be found (unless specifically noted). We urge the taxpayer to retain an expert in the field and submit data affecting value to the assessor.*
8. *No opinion is intended to be expressed for legal matters or that would require specialized investigation or knowledge beyond that ordinarily employed by real estate appraisers, although such matters may be discussed in the report.*
9. *Maps, plats and exhibits included herein are for illustration only, as an aid in visualizing matters discussed within the report. They should not be considered as surveys or relied upon for any other purpose.*
10. *The appraisal is the valuation of the fee simple interest. Unless shown on the Assessor's parcel maps, easements adversely affecting property value were not considered.*
11. *An attempt to segregate personal property from the real estate in this appraisal has been made.*
12. *Items which are considered to be "typical finish" and generally included in a real property transfer, but are legally considered leasehold improvements are included in the valuation unless otherwise noted.*
13. *The movable equipment and/or fixtures have not been appraised as part of the real estate. The identifiable permanently fixed equipment has been appraised in accordance with RCW 84.04.090 and WAC 458-12-010.*
14. *I have considered the effect of value of those anticipated public and private improvements of which I have common knowledge. I can make no special effort to contact the various jurisdictions to determine the extent of their public improvements.*
15. *Exterior inspections were made of all properties in the physical inspection areas (outlined in the body of the report) however; due to lack of access and time few received interior inspections.*

Scope of Work Performed:

Research and analyses performed are identified in the body of the revaluation report. The assessor has no access to title reports and other documents. Because of legal limitations we did not research such items as easements, restrictions, encumbrances, leases, reservations, covenants, contracts, declarations and special assessments. Disclosure of interior home features and, actual income and expenses by property owners is not a requirement by law therefore attempts to obtain and analyze this information are not always successful. The mass appraisal performed must be completed in the time limits indicated in the Revaluation Plan and as budgeted. The scope of work performed and disclosure of research and analyses not performed are identified throughout the body of the report.

CERTIFICATION:

I certify that, to the best of my knowledge and belief:

- *The statements of fact contained in this report are true and correct*
- *The report analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.*
- *I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.*
- *I have no bias with respect to the property that is the subject of this report or to the parties involved.*
- *My engagement in this assignment was not contingent upon developing or reporting predetermined results.*
- *My compensation for completing this assignment is not contingent upon the development or reporting of predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.*
- *My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.*
- *The area(s) physically inspected for purposes of this revaluation are outlined in the body of this report.*
- *The individuals listed below were part of the “appraisal team” and provided significant real property appraisal assistance to the person signing this certification. Any services regarding the subject area performed by the appraiser within the prior three years, as an appraiser or in any other capacity is listed adjacent their name.*



King County

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Lloyd Hara *Assessor*

As we start a new decade and prepare the 2010 revaluations for the 2011 Tax Roll, it is important for staff to review our standards for completing our assessments for this year. As Deputy Assessors, first, everyone works for the taxpayers of King County and we must do our work in the most fair and equitable manner. Second, we will take pride in doing the best professional job possible. Third, we will treat all taxpayers with respect and value their opinions.

To further those standards, all appraisers are directed to:

- Use all appropriate mass appraisal techniques as stated in Washington State Laws, Washington State Administrative Codes, 2010 Uniform Standards of Professional Appraisal Practice (USPAP), and accepted International Association of Assessing Officers (IAAO) standards and practices.
- Work with your supervisor on the development of the annual valuation plan and develop the scope of work for your portion of appraisal work assigned, including physical inspections and statistical updates of properties;
- Validate for correctness physical characteristics for all vacant and improved properties and, where applicable, validate sales data for those properties;
- Appraise land as if vacant and available for development to its highest and best use. The improvements are to be valued at their contribution to the total in compliance with applicable laws, codes and DOR guidelines. The Jurisdictional Exception is applied in cases where Federal, State or local laws or regulations preclude compliance with USPAP;
- Develop valuation models as delineated by the IAAO (Standard on Mass Appraisal of Real Property, 2002; rev 2008). Apply models uniformly to sold and unsold properties, so that ratio statistics can be accurately inferred to the entire population. Validate models as delineated by IAAO in their Standard on Ratio Studies (approved July 2007).
- All sales are to be time adjusted to 1/1/10 and models developed by appraisers will include an administrative adjustment of .925 to reflect current economic factors that impact value and are not indicated by time-adjusted sales data alone.
- Prepare written reports in compliance with USPAP Standard 6 for Mass Appraisals. The intended users of your appraisals and the written reports include the Assessor, the King County Board of Equalization, the Washington State Board of Tax Appeals, the King County Prosecutor and the Washington State Department of Revenue. The intended use of the appraisals and the written reports is the administration of ad valorem property taxation.

Lloyd Hara
King County Assessor